

For Sale, Land, Field, Nicosia, Agios Epifanios Oreinis, 708m²

For Sale : **€ 100,000**

Description
For Sale Residential Plot in Agios Epifanios Oreinis, Nicosia
Your Private Sanctuary in Nature
Imagine escaping the city noise and standing on the spot where your dream retreat begins. Buying a plot in the picturesque village of Agios Epifanios Oreinis is about more than land; it is about the ultimate freedom to design a custom sanctuary tailored to a slower, more meaningful pace of life. This exceptional plot offers a blank canvas to bring your vision to life, surrounded by the refreshing pine-scented air and the stunning mountain views of the Nicosia district.
Versatile Development with a Village Charm
Boasting a generous 708-square-meter surface and registered road access, this property is primed for a unique residential project. With a 90% building density, the zoning offers fantastic versatility: it is perfectly sized for a spacious, traditional-style family house with a large garden, or a small-scale residential building for those looking to invest in the village's growing appeal as a nature-lovers' destination. All essential infrastructure is already in place, ensuring a smooth transition to your new village lifestyle.
Key Property Features:
Property Type: Residential Plot
Plot Size: 708m² of developable village land
Planning Zone: H2 (Residential)
Building Density: 90% (Suitable for a spacious family house or residential building)
Coverage Ratio: 50%
Max Floors/Height: 2 Floors / 8.3m Height
Infrastructure: Registered public road access with direct water, electricity, and telecommunications.
Location & Community Benefits
Agios Epifanios Village Center: ~400m (Approx. 1 min drive)
Palaichori Village: ~9.5 km (Approx. 12 mins drive)
Anthoupolis Interchange (Nicosia Entrance): ~24 km (Approx. 25 mins drive)
Nature Trails & Forested Peaks: Immediately accessible for hiking and outdoor enthusiasts.
Climate: Enjoy significantly cooler temperatures during the summer months.
Make It Yours
If you are searching for real estate that offers peace, clean air, and genuine potential, this residential plot in Agios Epifanios Oreinis is an unparalleled opportunity. Large plots with such high density in this scenic village are a rare find.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your visit to the site!

Details

Property Type: **Land** Website

Main Features

Property Subtype: **Field** Town Planning Zone: **Residential** Height: **8**

Area

Plot Area: **708m²**

Gallery









