

For Sale, Land, Field, Nicosia, Koutrafas Kato, 23,746m²

For Sale : **€ 25,000**

Description
Expansive Agricultural Land in Kato Koutrafas – A Strategic Investment in Nicosia's Heartland
The Foundation of Your Future
Imagine owning a vast 23,746 m² expanse that captures the rugged, authentic beauty of the Nicosia district. Buying a field of this magnitude is about the ultimate freedom to secure a significant land asset in a region that bridges the capital with the foothills of Troodos. This property in Kato Koutrafas offers a unique blank canvas for visionary investors looking to tap into the island's long-term land-use potential and the evolving landscape of rural development.

Limitless Potential for a Strategic Hold
Primed for agricultural or specialized rural use, the property falls within Planning Zone Γ3 with a 10% building density. This allows for the construction of significant agricultural structures or a private rural estate across two floors. While currently landlocked and positioned 880m from the nearest registered road, its sheer scale makes it a premier candidate for future infrastructure integration. Notably, 6,828 m² of the asset falls within the occupied areas, adding a layer of strategic geopolitical interest for those with a sophisticated long-term portfolio.

Location & Neighborhood Benefits
Located just 1.1 km from the Nicosia–Troodos road, you are positioned along the primary artery connecting the city to the mountains. The area is defined by undeveloped natural beauty and agricultural heritage, offering a quiet escape while remaining strategically close to the traditional village of Kato Koutrafas.

Make It Yours
Whether you are looking for a high-acreage land bank or a strategic asset near the Buffer Zone, this field is an unparalleled find.

Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to discuss the unique status of this property!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

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

Area

Plot Area: **23,746m²**