



For Sale, Land, Field, Famagusta, Avgorou, 8,370m²

(ID:PR13702), REG. 0/4612, AVGOROU, FAMAGUSTA

For Sale : **€ 44,000**

Description

Strategic Investment in Avgorou – A Long-Term Land Asset
The Foundation of Your Future

Imagine standing on the tranquil, rolling hills of Avgorou, a community steeped in the rich agricultural heritage of the "Red Soil" villages. Buying this field is about the ultimate freedom to secure a significant footprint in a region currently undergoing a major planning transformation. This property offers a unique blank canvas for the patient investor looking to capitalize on the 2024 Local Plan updates and the natural expansion of the Famagusta district.

Strategic Potential under the New Local Plan

This asset is uniquely positioned under the newly implemented Local Plan of Paralimni 2024, falling within Agricultural Zone Γα2. While it features a 6% building density, the property is a prime "buy and hold" candidate. Its inclined surface offers natural drainage and potential tiered views, while its location 250 meters from a registered road represents a classic opportunity for future access development. In a landscape where zoning is being redefined, securing a large parcel like this at today's agricultural rates is a move toward significant long-term value.

Location & Neighborhood Benefits

You are just 3 km south of Avgorou's center and perfectly placed near the Xylophagou-Avgorou artery. You are minutes from the botanical wonders of Cyherbia and a short drive from the Mediterranean coastline. This location offers the perfect balance of rural isolation and strategic proximity to the growing hubs of the Free Famagusta area.

Make It Yours

Whether you are an agriculturalist looking to expand or a strategic investor eyeing the 2024 planning shifts, this field in Avgorou is an unparalleled opportunity.

Contact G&P Lazarou Estate Agents today at +357 24104949 or larnaca.office@gplazarou.com to discuss the 2024 zoning implications!

Details

Property Type: Land	Status: Available	Website
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Main Features

Property Subtype: Field	Town Planning Zone: Agricultural	Height: 7
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Area

Plot Area: **8,370m²**



Gallery

