



For Sale, Land, Field, Nicosia, Margi, 3,679m²

KOTSIA GIALOU, MARGI, NICOSIA, REG: 0/5728

For Sale : **€ 40,000**

Description

For Sale Agricultural Land In Margi, Nicosia

A well-positioned agricultural field extending to 3,674 sq.m. is available for sale in the picturesque village of Margi, Nicosia. Located in a peaceful countryside setting surrounded by natural landscapes and open views, the property offers an excellent opportunity for agricultural use, long-term land investment, or buyers seeking a rural retreat within convenient reach of the capital. The area is known for its tranquil environment, traditional character, and easy access to neighbouring communities and major road connections. The field falls entirely within the Γ3 Agricultural Planning Zone and benefits from a building density of 10% and a coverage factor of 10%, allowing for development of up to two floors with a maximum building height of 8.3 metres, subject to the applicable planning regulations and approvals. Its regular shape and generous size provide flexibility for a variety of agricultural activities, including cultivation, orchards, or other permitted rural uses, while also offering long-term investment potential in a steadily developing district.

The property enjoys a strategic location with convenient access to important landmarks and services throughout the region. It is situated approximately 6 km from the Monastery of Saint Herakleidos, around 7 km from Tamassos Dam, approximately 8 km from the Nicosia-Limassol motorway, about 9 km from the Pera Chorio Nisou Health Centre, around 10 km from the commercial area of Tseri, approximately 15 km from Machairas Forest, and about 20 km from Nicosia city centre. The combination of accessibility, natural surroundings, and agricultural zoning makes this property an attractive opportunity for investors and landowners seeking value and potential in the Nicosia district.

If you are interested in exploring more opportunities in the area, you can browse our complete portfolio of agricultural land for sale in Nicosia through our website by clicking the link below:

[https://gplazarou.com/properties/land-](https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/agricultural/sort_by/website_listing_date/sort_direction/desc/)

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Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Agricultural**

Height: **8**

Area

Plot Area: **3,679m²**