

For Sale, Land, Field, Nicosia, Deftera Pano, 8,102m²

For Sale : **€ 97,200**

Description
For Sale Agricultural Plot In Pano Deftera,Nicosia
Strategic Land Investment in Pano Deftera
Experience an exceptional and highly practical land investment opportunity with this expansive agricultural field, strategically located in the tranquil, high-potential countryside of Pano Deftera, Nicosia. This property represents a top-tier land proposal, offering a vast, continuous, and highly functional asset for agricultural production, long-term land banking, or specialized country developments. Designed for visionary investors or agricultural entrepreneurs who demand a large, natural rural canvas while maintaining an easy commuting connection to the capital's main highway systems, the estate stands as a solid monument of long-term value. Its strategic position ensures a smooth logistical routine, making it a secure choice in one of the district's most established, scenic, and well-connected rural communities.
Development Potential & High-Value Features
The property features a massive, level, and highly efficient rural development space, spanning a total area of 8,102 square meters. Characterized by outstanding planning metrics, the land falls 100% within the dedicated ΒΓ3 Agricultural Planning Zone. It offers a building density of 10% and a coverage factor of 10%, allowing for the potential construction of a large 2-storey agricultural or residential estate with a maximum allowable height of 8.3 meters, subject to standard planning approvals. This expansive plot provides an elite foundation for extensive cultivation, organic farming, equine facilities, or a grand country ranch, ensuring an incredibly practical investment environment with direct access to necessary regional infrastructure.
Extensive Property Features
Property Type: Agricultural Field
Location: Pano Deftera, Nicosia
Total Land Area: 8,102 m²
Planning Zone: ΒΓ3 (Agricultural Zone - 100%)
Building Density: 10%
Coverage Factor: 10%
Maximum Floors: 2 Storeys
Maximum Height: 8.3 meters
Topography: Large, continuous level field ideal for optimization
Suitable For: Perfect for large-scale agricultural cultivation, eco-tourism projects, equestrian estates, or strategic long-term land banking
Nearby Landmarks & Amenities
In a convenient location for a peaceful rural routine or smooth agricultural logistics in the Deftera region, the property is supported by essential infrastructure and landmarks.
The Historic Church of Panagia Chryspaniotissa is a unique, ancient cave-church monument and prominent cultural landmark situated nearby.
The Pedieos River Nature Paths run through the local valley, offering beautiful natural scenery and green belts in the surrounding area.
Deftera Village Core is a traditional community landmark providing local taverns, traditional bakeries, and essential daily facilities.
The Nicosia-Palaichori Main Vein is a primary regional transport artery offering immediate connectivity toward Nicosia city center or the Troodos mountains.
The Chrysospiliotissa Medical Centre is a vital regional healthcare facility providing core medical services a short drive away.
Anorthosis Sporting Center is a major local athletic and recreational landmark located within the wider district.
The Grammar School Nicosia is a high-profile premium private educational institution accessible within a quick driving distance.
The Mall of Cyprus & Nicosia Outlets are major commercial retail destinations reachable via a short drive through the connecting road network.
To discover more options in this area, you can browse our complete portfolio of land for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/agricultural/sort_by/website_listing_date/sort_direction/desc/
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: **8,102m²**