

For Sale, Land, Field, Nicosia, Sia, 15,720m²

For Sale : **€ 170,000**

Description
For Sale Agricultural Plot In SIA,Nicosia
High-Scale Rural Investment & Strategic Land Banking Opportunity
Unlock a phenomenal agricultural land asset with this expansive rural field for sale in the scenic, tree-lined territory of Sia, Nicosia. Spanning a massive, highly versatile footprint of 15,720 sq.m. (over 11.5 Cyprus donums), this substantial property represents a rare, large-scale procurement window. It is perfectly configured for forward-thinking agricultural entrepreneurs aiming to establish intensive farming installations, private buyers seeking an expansive eco-retreat canvas, or smart investors targeting long-term land banking with an entry price well below standard urban values.
Standard Agricultural Planning Parameters & Low-Density Profiling
The property exhibits high-reliability rural zoning characteristics, preserving standard legislative rights for farming development and lightweight country structures:
Total Land Footprint: 15,720 sq.m. — Providing a massive, clean canvas capable of accommodating large rural projects, greenhouse clusters, or extensive orchards.
Maximum Building Density (Building Destiny): 10% — Allowing for localized structural additions, totaling a generous potential interior footprint of up to 1,572 sq.m. across the land for eligible agricultural warehouses, processing spaces, or estate offices.
Maximum Coverage Factor: 10% — Ensuring a low-coverage footprint that leaves 90% of the surface completely untouched and dedicated to cultivation or raw nature.
Structural Allowance: Permits buildings up to 2 Storeys with an official maximum height limit of 8.3 meters.
Access Optimization Profile (Landlocked Status)
Current Status: The field is currently landlocked, which allows it to be offered at a highly competitive, bargain entry price compared to road-fronted parcels.
Development Pathway: The property currently requires a formal road connection. Under Cyprus property law, any landlocked parcel maintains a statutory legal right to apply for and secure a registered right-of-way (passage easement) from the closest public road through adjacent plots to unlock its vehicular utility.
Property Features
Property Type: Large-Scale Agricultural Field
Listing Type: Available For Sale
Location: Sia, Nicosia
Total Land Area: 15,720 sq.m.
Building Density : 10%
Coverage Factor: 10%
Maximum Floors Allowed: 2 Storeys Max
Maximum Structural Height: 8.3 Meters
Access Infrastructure: Landlocked
Nearby Landmarks & Amenities
Nestled in the beautiful rolling hills and pine-brushed surroundings of the Sia region, the field balances rural productivity with great regional access:
The Main Sia Village Center is located just a short drive away, offering access to local community services, traditional coffee shops, and daily conveniences.
The A1 Nicosia-Limassol Highway Network is easily reachable via the nearby highway junctions, placing the capital city center (Nicosia), the coastal city of Limassol, and the Larnaca district within a highly convenient 20-to-25-minute driving radius.
Sia Forest & Nature Trails: The area is highly famous for its lush green buffer zones, making it an excellent microclimate for organic farming, beekeeping, or agricultural tourism projects.
To discover more options in this area, you can browse our complete portfolio of plots 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/residential/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: **15,720m²**