

For Sale, Land, Field, Famagusta, Avgorou, 4,182m²

For Sale : **€ 55,000**

Description
For Sale Agricultural Plot In Avgorou,Famagusta
Strategic Rural Land Asset in the Fertile Kokkinochoria Farming Belt
Secure a high-value agricultural land asset with this expansive rural field for sale in the traditional, resource-rich farming community of Avgorou, Famagusta. Spanning a highly versatile total footprint of 4,182 sq.m. (over 3 Cyprus donums), this land asset represents an exceptional acquisition window for active local farmers looking to expand potato or crop cultivation, private buyers seeking an entry-level eco-agricultural property, or forward-thinking investors targeting long-term land banking in one of Cyprus's most fertile regions.
Standard Agricultural Planning Parameters & Enhanced Spatial Layout
The property features reliable, high-yield zoning characteristics under its primary agricultural classification framework, preserving your legal right to establish light agricultural structures or specialized farming installations:
Total Land Footprint: 4,182 sq.m. — Providing a substantial and square-proportioned surface ideal for open-field farming, greenhouse clusters, or modern irrigation systems.
Maximum Building Density (Building Destiny): 15% — A highly favorable allowance for agricultural zoning, providing the potential to construct up to 627 sq.m. of internal space for farm offices, processing rooms, or storage.
Maximum Coverage Factor: 15% — Striking an ideal balance that allows for essential farming infrastructure while keeping 85% of the land surface completely open for intensive crop production.
Structural Allowance: Permits buildings up to 2 Storeys with an official structural height threshold of 8.3 meters.
Access Optimization Profile (Landlocked Status)
Current Status: The field is currently landlocked, creating a highly competitive entry point and an attractive purchasing price well below standard market baselines for properties with direct road frontage.
Development & Farming Pathway: The property currently requires a registered road network to connect directly to its boundaries. Under Cyprus property law, landlocked parcels retain the statutory right to request and secure a registered right-of-way (passage easement) through adjacent plots, allowing you to establish legal vehicular access for tractors, trucks, and farm equipment.
Property Features
Property Type: Agricultural Field
Listing Type: Available For Sale
Location: Avgorou, Famagusta
Total Land Area: 4,182 sq.m.
Building Density : 15%
Coverage Factor: 15%
Maximum Floors Allowed: 2 Storeys Max
Maximum Structural Height: 8.3 Meters
Access Infrastructure: Landlocked
Nearby Landmarks & Amenities
Situated within the famous red-soil farming plains of the Famagusta district, the land offers a strategic rural position:
The Main Avgorou Village Center is located just a short distance away, offering immediate access to local agricultural suppliers, cooperative packing facilities, machinery workshops, and community services.
The Cyherbia Botanical Park & Labyrinth is positioned in the broader region, driving local eco-tourism and establishing high environmental value in the immediate neighborhood.
Excellent Regional Connectivity: Rapid access to the main road networks links the property smoothly to neighboring communities such as Frenaros, Liopetri, and Xylofagou, as well as the Ayia Napa/Protaras highway link for swift transportation of produce to major commercial hubs.
To discover more options in this area, you can browse our complete portfolio of land for sale in Famagusta directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Famagusta/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to arrange your private viewing!

Details

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

Main Features

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

Area

Plot Area: **4,182m²**