

For Sale, Land, Field, Nicosia, Fterikoudi, 61,433m²

For Sale : **€ 160,000**

Description
For Sale Massive Agricultural Plot In Ftericoudi,Nicosia
Premier High-Altitude Mountain Asset—Explicitly Ideal for a Boutique Vineyard & Winery
Seize a monumental agricultural acquisition with this breathtaking mountain field for sale in the historic, high-altitude viticulture territory of Fterikoudi, nestled within the famous Pitsilia wine-producing region of Nicosia. Spanning an incredible, continuous footprint of 61,433 sq.m. (approx. 46 Cyprus donums), this pristine mountain asset represents a world-class canvas explicitly configured for the establishment of an elite estate winery, high-yield organic vineyards, or an eco-tourism retreat. The region's unique microclimate, volcanic soil composition, and high altitude offer the ultimate terroir for cultivating premium grape varieties.
Agricultural Planning Parameters & Generous Structural Yield
Operating under standard low-density agricultural zoning regulations, the sheer scale of this land provides substantial buildable space for localized processing installations:
Total Land Footprint: 61,433 sq.m. — A massive, unfragmented hillside canvas offering exceptional agricultural utility.
Maximum Building Density : 10% — Due to the property's massive scale, a 10% allowance yields a staggering potential interior footprint of up to 61,433 sq.m. of gross buildable area, perfect for custom wine-making facilities, fermentation cellars, tasting rooms, and barrel storage.
Maximum Coverage Factor: 10% — Safely leaves 90% of the natural mountain landscape completely open for extensive terraced vine planting.
Structural Allowance: Permits buildings up to 2 Storeys Max with an official structural height threshold of 8.3 meters.
Access Optimization Profile (Landlocked Status)
Current Status: The property is currently landlocked, which allows it to be offered at an incredibly competitive, bargain entry-level price per square meter compared to road-fronted parcels.
Development Pathway: The land currently requires a registered 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 network through adjacent plots to unlock full vehicular utility for agricultural machinery.
Property Features
Property Type: Large-Scale Agricultural Mountain Field
Listing Type: Available For Sale
Location: Fterikoudi, Nicosia
Total Land Area: 61,433 sq.m.
Optimal Use Case: Estate Winery, Vineyard, or Agri-Tourism Eco-Retreat
Building Density (Destiny): 10% (Up to 4,347 sq.m. of building potential)
Coverage Factor: 10%
Maximum Floors Allowed: 2 Storeys Max
Maximum Structural Height: 8.3 Meters
Access Infrastructure: Landlocked
Nearby Landmarks & Amenities
Perched in the scenic, pine-brushed Troodos foothills, the field balances rural isolation with excellent access to Cyprus's famous mountain routes:
Fterikoudi Village & Neighboring Communities (such as Palaichori and Alona) are located just minutes away, offering traditional tavernas, local agricultural cooperatives, and historical heritage sites.
Commandaria & Local Wine Trails: The area is closely linked to Cyprus's deep wine heritage, placing your future winery right on the radar of regional wine tourists and agro-tourism trails.
Nicosia Connectivity: The property is reachable via well-maintained mountain roads connecting back to the main Nicosia highway networks within an approximate 45-minute drive, allowing fluid distribution of wine products to the capital's main commercial hubs.
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: **61,433m²**