

# For Sale, Land, Field, Nicosia, Ergates, 3,837m²

For Sale : **€ 75,000**

**Description**
For Sale Agricultural Plot In Ergates,Nicosia
Strategic Agricultural Plot with Immediate Registered Road Access
Secure an outstanding rural property asset with this highly versatile agricultural field for sale in the well-known farming community of Ergates, Nicosia. Spanning a generous total footprint of 3,837 sq.m. (nearly 3 Cyprus donums), this continuous plot represents an ideal real estate acquisition for local farmers looking to expand their crop management, private buyers wishing to establish a private family hobby farm, or investors seeking secure, long-term land banking in a flourishing agricultural zone of Nicosia.
Favorable Planning Parameters & Practical Construction Yield
Operating under a reliable low-density agricultural classification, the property's dimensions provide stable structural allowances for setting up storage or farming support buildings:
Total Land Area: 3,837 sq.m. — Providing an ample, unfragmented layout perfect for open-field farming, specialized orchard cultivation, olive groves, or modern greenhouse installations.
Building Density (Building Destiny): 10% — This allowance yields a solid potential interior footprint of up to 383 sq.m. of gross buildable area, ideal for specialized agricultural storage barns, processing sheds, or farm offices.
Coverage Factor: 10% — Striking a perfect functional balance that permits essential farming infrastructure while keeping 90% of the land entirely free for crop production and agricultural utilization.
Structural Allowance: Permits buildings up to 2 Storeys Max with an official structural height threshold of 8.3 meters.
Access Superiority (Registered Road Access)
Current Status: Unlike many rural land plots in the region that are landlocked, this premium field features direct access onto an officially registered road.
Logistical Advantage: The presence of a registered road connection eliminates legal hurdles, secures straightforward pathways for building permit approval for farming structures, and ensures immediate, heavy-duty vehicular access for tractors, trucks, and agricultural machinery right to the property boundary from day one.
Property Features
Property Type: Large-Scale Agricultural Land / Field
Listing Type: Available For Sale
Location: Ergates, Nicosia
Total Land Area: 3,837 sq.m.
Access Infrastructure: Abutting an Officially Registered Road
Building Density (Destiny): 10% (Up to 383 sq.m. of building potential)
Coverage Factor: 10%
Maximum Floors Allowed: 2 Storeys Max
Maximum Structural Height: 8.3 Meters
Nearby Landmarks & Amenities
Perfectly positioned within the fertile Ergates valley, the land benefits from a peaceful countryside setting without sacrificing swift connectivity to urban networks:
The Ergates Industrial Area & Village Center are located just a few minutes away, providing rapid access to local agricultural suppliers, hardware stores, community services, and labor pools.
The Anayia & Deftera Municipal Districts are situated in the immediate vicinity, bringing larger supermarkets, bakeries, pharmacies, and secondary services within a brief driving radius.
Fluid Highway Commuting: The property offers easy connection pathways onto the main road networks leading directly toward the Anthoupoli/Lakatameia junction, placing downtown Nicosia or the primary highway linkages to Limassol and Larnaca within a convenient 20-to-25-minute drive.
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: **3,837m²**