

For Sale, Land, Field, Nicosia, Mitsero, 2,676m²

For Sale : **€ 25,000**

Description
For Sale Agricultural Plot In Mitsero,Nicosia
Bargain Entry Level Mountain Footprint—Ideal for Long-Term Land Banking
Secure an incredibly affordable rural property asset with this continuous agricultural field for sale in the historic, mining-heritage community of Mitsero, Nicosia. Spanning a highly practical footprint of 2,676 sq.m. (approx. 2 Cyprus donums), this hillside plot represents an exceptional entry-level acquisition window for private buyers looking to establish a small, sustainable eco-farm, local agriculturalists looking to expand their crop footprint, or smart investors targeting secure, low-overhead land banking within the scenic Troodos foothills.
Favorable Low-Density Agricultural Planning Parameters
Operating under a strict, protective agricultural classification, the field offers stable and standard parameters designed for low-impact rural usage and localized farming utility:
Total Land Area: 2,676 sq.m. — Providing a highly manageable, unfragmented surface area well-suited for traditional Mediterranean crops.
Building Density (Building Destiny): 6% — Yielding a tight, controlled potential interior footprint of up to 160 sq.m. of gross buildable area, perfectly scaled for an agricultural storage shed, a tool barn, or a small farm management office.
Coverage Factor: 6% — Ensuring that 94% of the land remains entirely raw and unpaved, preserving the natural hillside terrain for fruit trees, olive groves, or vineyards.
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 priced significantly below market value compared to roadside parcels, offering an incredible bargain for patient investors.
Development Pathway: Under Cyprus property law, any landlocked parcel maintains a statutory legal right to request and secure an official registered right-of-way (passage easement) from the nearest public road through adjacent plots, unlocking full vehicular and agricultural machinery access when needed.
Property Features
Property Type: Agricultural Field
Listing Type: Available For Sale
Location: Mitsero, Nicosia
Total Land Area: 2,676 sq.m.
Zoning Classification: Low-Density Agricultural Zone
Building Density (Destiny): 6% (Up to 160 sq.m. of building potential)
Coverage Factor: 6%
Maximum Floors Allowed: 2 Storeys Max
Maximum Structural Height: 8.3 Meters
Access Infrastructure: Landlocked (Statutory Right-of-Way Application Applicable)
Nearby Landmarks & Amenities
Nestled within the picturesque, mineral-rich countryside of the Nicosia district, the land offers a perfect escape into nature with reliable regional connections:
The Main Mitsero Village Center is just a short drive away, providing access to traditional tavernas, local coffee shops, bakeries, and essential community services.
The Historic Mitsero Mines and Red Lake (Kokkini Limni) are located in the broader region, marking the area as a unique landscape rich in geological history and natural beauty.
Nicosia Connectivity: Connected via well-maintained regional roads through Agrokipia and Malounta, the property allows you to reach the capital's main commercial boundaries (Anthoupoli/Lakatameia junction) within an approximate 25-to-30-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: **2,676m²**