

For Sale, Land, Field, Nicosia, Pera, 4,014m²

For Sale : **€ 50,000**

Description
For Sale Agricultural Plot In Pera,Nicosia
High-Potential Rural Investment Asset in Nicosia’s Scenic Countryside Belt
Secure a valuable agricultural land holding with this expansive field for sale in the peaceful, highly picturesque rural district of Pera Orinis, Nicosia. Encompassing a 100% allocation within the official Γ3 Agricultural Zone, this property offers an exceptionally affordable entry point into land ownership. It stands as an ideal procurement choice for agricultural enthusiasts, private buyers looking for a long-term strategic land-banking investment, or individuals planning future farming and eco-rural projects in the capital's serene countryside.
Official Planning Parameters & Technical Yield (Zone Γ3 100%)
Operating under official rural planning and agricultural land regulations, the field features clear technical development allowances:
Planning Zoning: Γ3 (100% Coverage Ratio) — Fully designated as agricultural land.
Maximum Building Density (Building Destiny): 10% — Permits controlled construction allowances for agricultural structures, farming facilities, or qualified countryside residences subject to local authority approvals.
Maximum Coverage Factor: 10% — Ensures 90% of the land footprint remains entirely open for cultivation, orchards, or natural green landscaping.
Structural Thresholds: Officially allows buildings up to 2 Storeys Max with a maximum height clearance of 8.3 Meters.
Access Profile & Landlocked Status
Current Infrastructure: The property is currently landlocked (without direct frontage on a registered public road). This status is the exact reason it is offered at an exceptionally competitive, discounted price point.
Right-of-Way Potential: Under Cyprus land laws, any landlocked parcel retains the statutory right to request a legally registered passage easement (right-of-way) through adjacent properties from the nearest public road network, unlocking its full future utility and market value.
Property Features
Property Type: Agricultural Field
Listing Type: Available For Sale
Location: Pera Orinis, Nicosia Countryside
Planning Zone: Zone Γ3 (100%)
Building Density (Destiny): 10%
Coverage Factor: 10%
Maximum Structural Height: 8.3 Meters
Maximum Floors Allowed: 2 Storeys Max
Access Status: Landlocked (Ideal for Investment & Land Banking)
Nearby Landmarks & Amenities
Positioned within the picturesque region of Pera Orinis, the field is surrounded by rich historical and natural sights:
The Historic Village Center of Pera Orinis is located just minutes away, famous for its preserved traditional stone architecture, historic churches, and local artisan bakeries.
The Tamassos Archaeological Site & Ancient Royal Tombs are situated nearby, giving the surrounding area high cultural heritage and historic prestige.
The Holy Monastery of Saint Herakleidios is positioned in the immediate vicinity, acting as a major religious and historical landmark in the region.
The Machairas Forest Foothills & Tamassos Dam are easily accessible, offering magnificent natural trails, scenic views, and peaceful outdoor recreation spots.
Convenient Access to Nicosia: Located a comfortable 20-to-25 minute drive from the entry points of Nicosia (Strovolos/Lakatameia), blending complete rural tranquility with easy weekend access.
To discover more fields for sale in Nicosia, you can browse our complete portfolio directly through our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 22 024949 or email nicosia@gplazarou.com for more information or to arrange a viewing!

Details

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

Main Features

Property Subtype: **Field** Town Planning Zone: **Agricultural** Height: **8**

Area

Plot Area: **4,014m²**