

For Sale, Land, Field, Nicosia, Kapedes, 3,963m²

For Sale : **€ 25,000**

Description
AGRICULTURAL FIELD OF 3,963 m² FOR SALE IN KAPEDES, NICOSIA
G&P Lazarou Estate Agents presents for sale this agricultural field with a total area of 3,963 m², located in Kapedes, Nicosia District. The property falls within Agricultural Planning Zone Γ3 (G3), with a building density coefficient of 10% and a coverage coefficient of 10%.
Based on the total area of 3,963 m² and the 10% building density coefficient, the property offers an indicative total buildable area of approximately 396.3 m². With a coverage coefficient of 10%, the indicative maximum ground coverage is also approximately 396.3 m², always subject to the permitted uses of the applicable planning zone, the relevant planning regulations and the necessary approvals from the competent authorities.
An important factor to consider is that the field is landlocked and does not currently benefit from direct registered road access. Therefore, any future utilization or development of the property should be assessed in conjunction with the possibility of securing legal access and the applicable requirements of the relevant authorities.
The generous land area of 3,963 m², combined with its agricultural planning designation, makes the property an interesting opportunity for buyers or investors seeking agricultural land in the Kapedes area.
Property Features: Agricultural Field | Kapedes, Nicosia | Area 3,963 m² | Agricultural Zone Γ3 (G3) | Building Density 10% | Coverage 10% | Indicative Buildable Area 396.3 m² | Indicative Maximum Coverage 396.3 m² | Landlocked | No Direct Registered Road Access
To discover more options in this area, you can browse our complete portfolio of land for sale in Nicosia directly from our website by clicking the following link: https://gplazarou.com/el/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 22024949 or email sales@gplazarou.com for more information or to arrange your viewing!

Details

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

Main Features

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

Area

Plot Area: **3,963m²**

Gallery

