

For Sale, Land, Field, Nicosia, Kampia, 12,710m²

For Sale : **€ 70,000**

Description
For Sale | Agricultural Field of 12,710 m² in Planning Zone Γ3 in Kampia, Nicosia
An agricultural field with a total area of 12,710 m² is available for sale in Kampia, Nicosia District. The property presents an attractive opportunity for investors and buyers seeking a substantial parcel of agricultural land in a peaceful rural setting, suitable for long-term investment or potential agricultural use.
The field falls within Agricultural Planning Zone Γ3, featuring a building density of 10% and a coverage ratio of 10%, with a maximum allowance of two floors and a building height of 8.3 metres, subject to the applicable planning regulations and approvals.
Based on the total land area, the planning coefficients correspond to a theoretical maximum buildable floor area of approximately 1,271 m² and a maximum building footprint of approximately 1,271 m². These figures are indicative and do not automatically guarantee permission to construct residential or other buildings, as development within agricultural zones is subject to specific restrictions and approvals.
An important characteristic of the property is that it is landlocked, without direct access to a registered public road. Any future development or use requiring access would therefore depend on investigating the possibility of securing legal access and obtaining the necessary permissions.
The property's substantial size and agricultural zoning make it an interesting option for buyers considering agricultural activities, land ownership or long-term investment, subject to the applicable regulations and access requirements.
Situated in Kampia, the field is located within a rural area of Nicosia District, offering a tranquil environment surrounded by countryside and neighbouring villages.
Important points of interest in the wider area include Kampia Village Centre | Kapedes | Politiko | Tamassos Archaeological Site | Machairas Forest.
Combining its 12,710 m² total area, Agricultural Planning Zone Γ3, 10% building density, 10% coverage ratio and allowance of up to two floors with a maximum height of 8.3 metres, this agricultural field represents an interesting opportunity for long-term land investment in Kampia.
To discover more agricultural fields and land for sale in Nicosia District, you can browse our complete portfolio directly from our website by clicking the following link:https://gplazarou.com/properties/for_sale/nicosia?property_type%5Bland%5D%5Bfield%5D=field
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com for further information or to arrange a viewing!

Details

Property Type: **Land** Website

Main Features

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

Area

Plot Area: **12,710m²**

Gallery

