



For Sale, Land, Plot, Nicosia, 520m²

For Sale : € 35,000

Description

Small Development and High-Value Living

This residential land under division in the scenic village of Ayia Marina Xiliatou represents a premier opportunity for custom home development in a region defined by its elevated position and breathtaking panoramic views spanning the Troodos mountains, Morphou Bay, and the Nicosia skyline. Falling within the H2 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a modern family residence or a collection of high-end vacation homes that prioritize privacy and architectural harmony with the surrounding nature. In March 2026, the local real estate market has been fundamentally revitalized by the landmark January 1st tax reform, which fully abolished stamp duty on all new property contracts and removed the Special Defence Contribution on rental income, drastically improving the net position for long-term investors. Furthermore, the 2026 market is bolstered by the 6th Edition of the Housing Scheme for the Revitalization of Mountainous, Buffer Zone, and Disadvantaged Areas, which launched on March 2, 2026, offering significant financial grants for eligible applicants building primary residences in communities like Ayia Marina Xiliatou. The plot's expansive vistas and strategic residential zoning ensure a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Residential land under division for sale in Ayia Marina Xiliatou. This property offers a unique vantage point with unobstructed panoramic views of the Troodos range, Morphou, and Nicosia. The land falls within Residential Planning Zone H2 with a 90% building density and a 50% coverage factor, allowing for a maximum of 2 floors and a height of 8.3 meters. This land is currently being divided into individual plots, providing a clean and organized canvas for immediate construction upon completion of the division process. The 90% building density is a strategic advantage for those seeking to maximize living space in a high-altitude setting, capitalizing on the area's fresh air and the growing demand for rural-suburban hybrid living in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone H2 (Residential)

Status Under Division

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available (under division)

Proximity Landmarks

The Xyliatos Dam and its surrounding picnic areas and nature trails are located within a 5-minute drive, offering immediate access to one of the region's most famous natural landmarks.

The historic Panagia Chrysopantanassa Church, a central cultural site in the heart of Ayia Marina Xiliatou, is situated nearby.

The Adelphi Forest, providing extensive hiking and off-road exploration opportunities, borders the wider residential zone of the village.

The Peristerona-Nicosia main artery is easily accessible, ensuring that the capital remains within a convenient 35-minute commute via the recently delivered 2026 road networks.

Local traditional taverns and community services within Ayia Marina village core are within walking distance, offering authentic Mediterranean living.

The Mitsero and Agrokipia regional centers are located within a short drive, providing essential retail and educational infrastructure.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Mountain Gateway," acting as a bridge between the absolute tranquility of the Troodos foothills and the professional pulse of the capital, while offering rapid access to Nicosia's business centers via the recently delivered 2026 road networks.

Plots of land for sale in Ayia Marina Xiliatou: A rare opportunity to acquire under-division residential H2 plots with 90% density and elite panoramic views.

Cyprus real estate investment: A high-potential asset for 2026, benefiting from the full abolition of stamp duty and the 0% Special Defence Contribution on rental income.

Government Housing Subsidy: As of March 26, 2026, this land qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction with enhanced grants for eligible families in mountainous areas.

Wellness and Nature Focus: Situated in an area known for its clean air and mountain vistas, this plot is ideal for buyers prioritizing health and an active outdoor lifestyle.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating high-quality residential units into the professional rental market.

Capital Gains Tax Relief: The 2026 reforms have increased lifetime exemptions for the disposal of a primary residence to 150,000 euro, providing significant tax savings for homeowners.



Digital Infrastructure: The village is served by the 2026 high-speed regional fiber networks, making it a primary choice for remote professionals seeking a scenic lifestyle without sacrificing connectivity. If you are looking for G&P Lazarou trusted properties that offer the perfect balance of mountain peace and high-value investment potential, this Ayia Marina Xiliatou land is an unparalleled opportunity. Residential land with 90% density in such a scenic growth area is a strategic acquisition for the 2026 market. Contact G&P Lazarou for a private consultation to discuss the architectural and investment potential of this residential site. G&P Lazarou has been a leader in the Cyprus property market for 3 decades of experience.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **520m²**



Gallery

