



For Sale, Land, Field, Nicosia, 7,437m²

PR40339

For Sale : **€ 20,000**

Description

Land for Sale in Xyliatos, Nicosia | G. Plazarou Estate Agents

G. Plazarou Estate Agents presents a unique piece of land for sale in the Xyliatos community, located in the picturesque Nicosia district of Cyprus.

This plot is situated just 1 km northeast of the Xyliatos community center and approximately 600 meters northwest of the Ayia Marina Xyliatou – Xyliatos connection road, offering both accessibility and privacy.

The field features an irregular shape with an inclined surface, ideal for those seeking a natural, elevated landscape. It benefits from road frontage along both its eastern and western boundaries, with a total frontage of approximately 55 meters, making it easily accessible.

An added advantage is the property's proximity to the residential zone—located just 270 meters north of the nearest residential area, increasing its potential value over time.

The land is partially cultivated and contains a small number of olive trees, adding to its traditional rural charm. It falls within the Protection Zone Z1, allowing for a building density of 6%, and lies within a designated land consolidation area, which may offer future development benefits.

This is an excellent opportunity to invest in protected land in Xyliatos, ideal for agricultural, ecological, or preservation-focused purposes.

Details

Property Type: Land	Status: Sold	Website
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Main Features

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

Plot Area: 7,437m²



Gallery

