



For Sale, Land, Plot, Nicosia, Agia Marina Xyliatou, 522m²

For Sale : € 35,000

Description

The Foundation of Your Future is built upon securing land that offers both natural beauty and significant investment upside. This under-division land in Agia Marina Xyliatou represents an exceptional opportunity for those who prioritize family living and a high-quality lifestyle. With its elevated position offering panoramic views of the Troodos mountains, this property provides the perfect canvas for a custom home or a small residential project in a tranquil environment.

Family Living and Long-Term Investment

The property falls within the H2 residential zone, which is highly regarded for those seeking a balance between spacious living and capital growth. With a building density of 90% and a coverage factor of 50%, the zoning supports the development of comfortable two-storey houses with generous outdoor areas. This makes it an ideal choice for families looking for a retreat from the city or investors focused on high-value living. The ongoing division process further enhances the land's readiness for development, ensuring that your acquisition remains a secure and solid asset for over 3 decades of experience.

Description Under division land, located in Ayia Marina Xyliatou village, offering panoramic view of Troodos. This subject real estate falls within H2 planning zone and is ideal for the development of houses. The property is situated on an elevated site, providing unobstructed views of the surrounding countryside and the mountain range, while maintaining proximity to the village center and main transport links.

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (Zone H2)

Proximity Landmarks Located near the Xyliatos Dam and the Panagia Chryseleousa Church.

Strategic Location and Community Amenities

The true value of this land is rooted in its serene location, offering a peaceful lifestyle without sacrificing connectivity to the capital. This ensures that your project remains attractive for those seeking a modern lifestyle in a traditional setting.

Plots of land for sale in Nicosia: A unique opportunity to acquire residential land with mountain views in the scenic Agia Marina Xyliatou area.

Cyprus real estate investment: A high-potential asset for long-term growth in an area gaining popularity for its natural beauty.

Land for sale near Xyliatos Dam: Situated just 5 minutes away from one of the most popular nature trails and picnic sites in Cyprus.

Troodos Mountains: Offering panoramic views of the island's primary mountain range directly from the property.

Peristerona: Located within a 15-minute drive, offering access to supermarkets, banks, and essential commercial services.

Agia Marina Village Center: Reachable in just 2 minutes, providing local amenities and traditional Cypriot hospitality.

Nicosia City Center: A 40-minute drive ensures you stay connected to the primary business and financial heart of the island.

If you are looking for G&P Lazarou trusted properties that offer the perfect setting for a custom home or a boutique development, this Agia Marina Xyliatou land is an excellent choice. Residential plots with panoramic mountain views are a rare find in today's market.

Contact G&P Lazarou for a private consultation to explore the full potential of this exceptional property. G&P Lazarou has been a leader in the local market for over 3 decades of experience.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **522m²**



Gallery

