



For Sale, Land, Plot, Nicosia, 523m²

For Sale : € 40,000

Description

Small Development and High-Value Living

The Foundation of Your Future. This under-division land in the picturesque village of Ayia Marina Xyliatou represents a premier opportunity for custom home development in one of Nicosia's most tranquil and scenic mountain foothills. Falling within the H2 planning zone with a 90% building density and a 50% coverage factor, the property is perfectly suited for a spacious two-story family residence or a vacation home that prioritizes panoramic views of the Troodos peaks and a high quality of life. 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 of up to 100,000 euro for eligible applicants building primary residences in communities like Ayia Marina. The plot's positioning in an area famed for its ancient olive groves and fresh air ensures a secure and appreciating asset, a standard of smart investment we have guided for 3 decades of experience.

Description Under-division land located in Ayia Marina Xyliatou village, offering panoramic views of Troodos. This property falls within Residential Planning Zone H2 with a building factor of 90% and a coverage coefficient of 50%. The land is being developed into organized plots, ensuring modern infrastructure, registered road access, and immediate utility connectivity upon completion. This residential land offers a unique hillside topography ideal for architectural designs that maximize the natural vantage points of the Adelfoi Forest. The H2 zone's 90% building factor is a strategic advantage for those seeking to build a high-quality retreat or a primary home with extensive outdoor living spaces, capitalizing on the area's increasing popularity as a wellness-oriented suburb in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone H2 (Residential)

Maximum Floors 2

Maximum Height 8.3 meters

Status Under Division

Proximity Landmarks

The Xyliatos Dam and its renowned circular nature trail are located just 6.5 kilometers away, offering one of the most beautiful excursion sites in Cyprus with lush pine forests and picnic areas.

The Kapoura Forestry Station and its organized picnic grounds are situated within a 5-minute drive, providing immediate access to the Adelfoi Forest.

The historic Church of Ayia Marina, a stone-built architectural gem in the village center, and the nearby community cultural center serve as the heart of the village's social life.

The Astromeritis-Evrychou Motorway, with key phases delivered in early 2026, is accessible within 10 minutes, providing a direct and rapid connection to Nicosia.

Local primary schools and community offices in Ayia Marina Xyliatou are located within the village core, ensuring essential services are within easy reach for residents.

The "Ai Tzirkakos" ancient olive trees, some dating back to the 15th century, are primary natural landmarks situated in the immediate vicinity of the village.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning at the foot of the Troodos range, acting as a bridge between the absolute tranquility of the forest and the executive 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 Xyliatou: A rare opportunity to acquire an under-division plot with 90% density and panoramic mountain 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 plot qualifies for the 6th Edition of the Housing Revitalization Scheme, which supports primary residence construction in mountainous areas with enhanced grants for eligible families.

Renovate-Rent Scheme: Under the updated March 16, 2026 guidelines, owners can access state grants for integrating residential units into the professional rental market, further enhancing long-term yield.

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.



Wellness and Nature Focus: The 90% building density combined with the village's 450-meter altitude makes this an ideal location for buyers prioritizing health, space, and environmental quality.

Digital Infrastructure: The area is fully served by the 2026 high-speed 5G+ and regional fiber networks, making it a primary choice for modern smart homes and remote professionals.

If you are looking for G&P Lazarou trusted properties that offer the perfect balance of suburban peace and high-value investment potential, this Ayia Marina Xyliatou 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
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Main Features

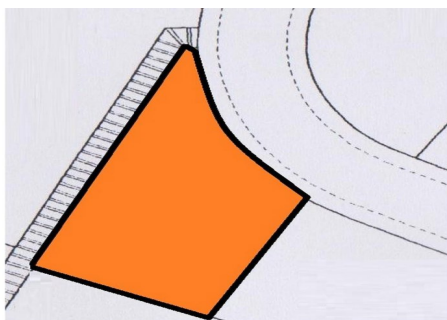
Property Subtype: Plot	Town Planning Zone: Residential
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Area

Plot Area: **523m²**



Gallery



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