



For Sale, Land, Plot, Nicosia, 521m²

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 location offering unparalleled panoramic views stretching from the Troodos mountains to the 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 the construction of modern houses or a mountain retreat that prioritizes generous living space and architectural functionality within a setting of unique natural beauty. 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 privileged position of the property and the high development volume 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 is situated in a peaceful residential area and offers a clear canvas for high-spec residential development with unobstructed views. The plot 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. The division process ensures an organized residential environment, ideal for those seeking the tranquility of the countryside without sacrificing the potential for a spacious and modern construction in 2026.

Building Data

Building Density 90%

Cover Factor 50%

Town Planning Zone Residential (H2)

Status Under Division

Maximum Floors 2

Maximum Height 8.3 meters

Title Deed Available (under division)

Proximity Landmarks

The Xiliatos Dam, one of the region's most beautiful wetlands with surrounding nature study trails, is located within walking distance of the property.

The Ayia Marina Xiliatou village core, featuring traditional taverns and local community services, is immediately accessible.

The Adelfoi Forest, offering extensive green spaces and clean air, borders the wider community area.

Panagia tis Asinou, a UNESCO World Heritage monument, is located within a short drive, adding significant cultural value to the location.

The main road artery connecting the region to Peristerona and Anthoupoli ensures that Nicosia remains accessible via the recently delivered 2026 road networks.

The neighboring villages of Xiliatos and Vyzakia offer additional local amenities and traditional architecture within a few minutes' drive.

Strategic Location and Urban Connectivity

The value of this property is rooted in its positioning as a "Natural Observatory," acting as a bridge between the absolute tranquility of the Troodos foothills and the suburban growth of the Nicosia district, while offering access via the 2026 road infrastructure.

Plots of land for sale in Ayia Marina Xiliatou: A rare opportunity to acquire under-division residential land with 90% density and 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 27, 2026, this property qualifies for the 6th Edition of the Mountainous and Disadvantaged Area Revitalization Scheme, offering enhanced grants for eligible families.

Tax Reform 2026: New regulations have simplified purchase procedures, making investment in the Nicosia countryside more accessible and transparent.

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.

Health and Environment Advantage: The clean air and unobstructed views toward Troodos and the Morphou sea make the plot ideal for those seeking a quality lifestyle.

Digital Infrastructure: The area is integrated into the 2026 regional high-speed network, allowing for seamless digital connectivity in a quiet environment.



If you are looking for G&P Lazarou trusted properties that offer the perfect balance of natural beauty and investment value, this land in Ayia Marina Xiliatou is an unparalleled opportunity. Residential land with 90% density in such a privileged location 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: **521m²**



Gallery

