

For Sale, Land, Field, Nicosia, Xyliatos, 13,378m²

For Sale : **€ 100,000**

Description
For Sale Agricultural Land In Xyliatos, Nicosia
An exceptional opportunity to acquire a substantial agricultural field in the picturesque mountain village of Xyliatos, Nicosia. Extending to an impressive 13,378 m², this property offers a unique combination of natural beauty, accessibility and development potential, making it an ideal choice for agricultural investors, nature enthusiasts or individuals seeking a peaceful countryside retreat in one of Cyprus' most scenic mountain regions.
The property falls entirely within the Γ3 Agricultural Planning Zone and benefits from a 10% building density and 10% coverage factor. These favourable planning parameters allow for the development of a traditional farmhouse, eco-friendly residence, guest accommodation or agricultural support buildings, subject to obtaining the necessary permits and approvals. Development regulations permit construction of up to 2 storeys with a maximum building height of 8.3 metres.
A significant advantage of the property is its registered road frontage, providing easy and direct access throughout the year. The generous size of the land makes it ideal for orchards, vineyards, olive groves or other agricultural activities, while also offering the perfect setting for a private countryside retreat surrounded by the natural beauty of the Troodos foothills. The property also benefits from a Clear Title Deed, allowing for a straightforward transfer.
Situated in the tranquil village of Xyliatos, the property enjoys breathtaking mountain surroundings, fresh pine-scented air and close proximity to the famous Xyliatos Dam and numerous hiking trails. Despite its peaceful location, it remains easily accessible from Nicosia and other major towns, making it an excellent long-term investment.
The property is situated approximately 2.0 km from Xyliatos Village Centre, 3.5 km from Xyliatos Dam, 8.0 km from Lagoudera Village, 12.0 km from Machairas Monastery, 22.0 km from Troodos Mountain Resort, 42.0 km from Nicosia City Centre and approximately 70.0 km from Limassol.
Combining an extensive land area, registered road access, favourable agricultural planning parameters and an exceptional mountain location, this property represents a rare opportunity to create a countryside sanctuary or secure a valuable investment in one of Nicosia's most beautiful rural communities.
To discover more options in this area, you can browse our complete portfolio of agricultural land for sale in Nicosia directly from our website by clicking the following link:
https://gplazarou.com/properties/land-for_sale/in/Nicosia/land_type/field/town_planning_zone/agricultural/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

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

Area

Plot Area: **13,378m²**