



For Sale, Land, Field, Larnaca, Xylofagou, 9,526m²

(ID:PR41761), REG. 4/5, XYLOFAGOU, LARNAKA

For Sale : **€ 71,000**

Description

Strategic Livestock Asset in Xylofagou – A High-Value Agricultural Hub
The Foundation of Your Future

Imagine standing on an expansive, even-surfaced field in the agricultural heart of Xylofagou.

Buying a livestock field is about the ultimate freedom to invest in a sector with high utility and long-term security. This property, situated 3.2km northwest of the community center, offers a premier blank canvas for those ready to capitalize on the region's strong farming infrastructure.

Limitless Potential in a Consolidation Area

Primed for modern agricultural operations, this field falls within Livestock Zone Γγ1, which boasts a competitive 30% building density. Unlike many rural parcels, this asset benefits from:

Direct Access: Abuts a registered road along its southern boundary with a 25-meter frontage, ensuring effortless logistical entry for heavy machinery.

Topography: An even surface that significantly reduces the costs of ground preparation for stables or warehouses.

Consolidation Status: Being within a land consolidation area means the property is part of a rationally planned rural zone with improved road networks and more efficient plot boundaries.

Location & Neighborhood Benefits

Located just 500 meters from the Xylofagou-Avgorou artery, you are perfectly positioned for regional distribution. You are minutes away from the Larnaca-Ayia Napa Highway, placing the island's primary markets within a 20-minute reach. The surrounding area is dedicated to undeveloped and agricultural land, ensuring your operations remain unhindered by residential sprawl.

Make It Yours

Whether you are expanding an existing livestock business or land-banking a high-density agricultural asset, this Xylofagou property is an unparalleled opportunity.

Contact G&P Lazarou Estate Agents today at +357 24104949 or larnaca.office@gplazarou.com to arrange a site visit!

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Agricultural**

Height: **7**

Area

Plot Area: **9,526m²**



Gallery

