



For Sale, Land, Field, Larnaca, Xylofagou, 8,015m²

(ID:PR41401), REG. 0/1616, XYLOFAGOU, LARNAKA

For Sale : **€ 185,000**

Description

Residential Field for Sale in Xylofagou, Larnaca District

Discover an excellent investment opportunity in one of the growing residential areas of Larnaca District. This residential field in Xylofagou offers strong future development potential, making it an ideal choice for investors and buyers looking to secure valuable land with long-term appreciation prospects.

The property enjoys a convenient location approximately 120 meters south of Xylofagou Gymnasium and approximately 125 meters west of the Xylofagou-Liopetri connecting road, providing easy access to essential amenities and the area's main road network.

The field features a rectangular shape and a flat surface, offering excellent conditions for future planning and development.

According to the Land Registry records, the property is landlocked, however, it is located only 40 meters west of a road under registration, significantly enhancing its future development prospects.

The property falls within the Residential Planning Zone Ka8, benefiting from a 60% building density, offering excellent potential for future residential development in accordance with the applicable planning regulations.

Xylofagou is one of the fastest-growing communities in the Larnaca District, offering a peaceful living environment with convenient access to Ayia Napa, Paralimni, Larnaca, and all essential amenities. This property represents an excellent opportunity for buyers and investors seeking a secure real estate investment with outstanding future potential.

Do not miss this exceptional opportunity.

Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gpazarou.com to arrange your private viewing!

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **8,015m²**



Gallery

