



For Sale, Land, Field, Nicosia, Agia Marina Xyliatou, 9,365m²

(ID:PR12943), REG. 0/3763, AGIA MARINA
XYLIATOU, NICOSIA

For Sale : **€ 90,000**

Description

Field for Sale in Agia Marina Xyliatou, Nicosia
A spacious field is available for sale in the community of Agia Marina Xyliatou, Nicosia District, situated in a peaceful countryside location with good access to the neighbouring villages.
The property is located approximately 810 metres northwest of the community centre and approximately 370 metres north of the Agia Marina-Vyzakia main road, offering convenient access to the surrounding road network and nearby amenities.
The field has an irregular shape with a level surface and benefits from frontage of approximately 90 metres along an under-registration dirt road on its eastern boundary, providing favourable conditions for future accessibility.
The property falls within two planning zones:
57% Agricultural Zone Γ3, with a 10% building density.
43% Residential Zone H3, with a 60% building density.
This combination of agricultural and residential zoning offers attractive possibilities for future development, residential use, or as a long-term investment with excellent appreciation potential.
Please note that part of the property is subject to requisition, and prospective purchasers are advised to take this into consideration when evaluating the property.
Agia Marina Xyliatou is well known for its beautiful natural surroundings, peaceful atmosphere, and convenient access to nearby villages, making this an excellent opportunity for investors seeking land in the Nicosia countryside.
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
--------------------------------	---

Area

Plot Area: **9,365m²**



Gallery

