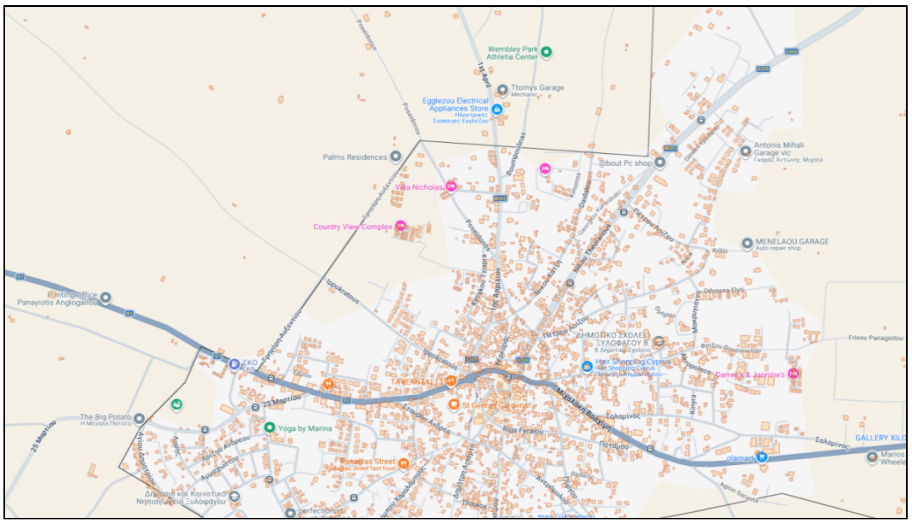

For Sale, Land, Plot, Larnaca, Xylofagou, 544m²

For Sale : **€ 75,000**

Description
G&P Lazarou Estate Agents presents an attractive corner residential plot of 544 sq.m. for sale in Xylofagou, Larnaca District, offering an excellent opportunity for the construction of a private residence or a residential investment project.
The plot benefits from a corner position with access to registered public roads, providing convenient accessibility and greater flexibility in architectural design. Its location within an established community makes it particularly appealing to buyers seeking residential land in a peaceful environment with convenient connections to surrounding areas.
The property falls entirely within Residential Planning Zone Κα6 (100%), with a building density of 90% and a coverage factor of 50%. The planning regulations permit the construction of up to 2 storeys, with a maximum building height of 10 metres, subject to the relevant planning and building approvals.
The plot's favourable planning characteristics offer considerable potential for the development of a spacious detached residence or a small residential project, depending on the applicable regulations and approved architectural plans.
Convenient Location & Nearby Amenities
Xylofagou is a well-established community in the Larnaca District, offering a range of everyday amenities, including supermarkets, schools, pharmacies, banks, restaurants, cafés and local shops.
The property also benefits from convenient access to the Larnaca–Ayia Napa motorway, providing connections to Ayia Napa, Sotira, Paralimni and Larnaca. The nearby coastal areas, including Ayia Thekla and the beaches of Ayia Napa, add to the appeal of the location for permanent residence or long-term investment.
Combining a 544 sq.m. plot area, corner positioning, registered road access and a 90% building density, this property represents an attractive opportunity for individuals, families and investors looking to purchase residential land in Xylofagou.
Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to arrange your private viewing!

Details

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

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **544m²**

Further Details

Corner Plot

Gallery

