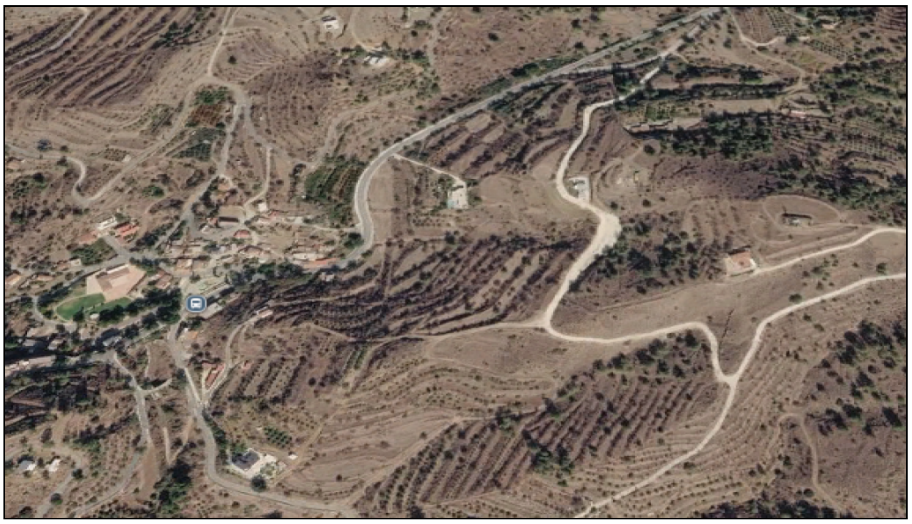


For Sale, Land, Field, Nicosia, Xyliatos, 4,464m²

For Sale : **€ 72,000**

Description
Residential Field for Sale in Xyliatos, Nicosia – 4,465 sq.m.
G&P Lazarou Estate Agents presents a residential field for sale in the heart of Xyliatos village, Nicosia District. The property is conveniently located approximately 20 meters south of the Xyliatos–Kato Moni road and 115 meters southeast of Agia Mamas Church.
The field has a total area of 4,464 sq.m. and benefits from approximately 130 meters of road frontage along its southern boundary and an additional 45 meters along its northwestern boundary, where the registered road has not been constructed on site.
The surrounding area consists of residential developments and undeveloped parcels of land, offering a peaceful village environment with convenient access to local amenities and neighboring communities.
The property falls within Residential Planning Zone H2, with a building density of 90%, coverage of 50%, permission for up to two floors, and a maximum building height of 8.3 meters.
With its generous land area, extensive road frontage, and favorable planning characteristics, this property presents an excellent opportunity for residential development or investment, subject to the necessary planning permissions.
THE PRICE IS SUBJECT TO VAT.
To discover more land for sale in Nicosia, you can browse our complete portfolio directly from our website by clicking the following link: https://gplazarou.com/properties/for_sale-land/Nicosia
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: **Residential**
Height: **8**

Area

Plot Area: **4,464m²**