

#183911

# Residential field in Agia Marina Xyliatou, Nicosia

 Agia Marina Xyliatou, Nicosia

**€190,000** +VAT









# Overview

## Specifications

Area

 16550 m<sup>2</sup>

Type

Building Plot

## Description

This expansive residential field spans a total area of 16,550 square meters and is situated on the outskirts of Nicosia, within the tranquil village of Agia Marina Xyliatou. The property lies approximately 620 meters northeast of Agia Marina Xyliatou's traditional center and about 600 meters northwest of the community core. It enjoys a strategic position with direct access to the main road connecting westward to the community of Vyzakia and eastward to Agia Marina, Kato Moni, and Mitsero. It boasts a total road frontage of approximately 130m along its southern boundary. The field is elevated above road level with a rectangular shape, offering excellent development potential. With its advantageous location, accessible road network and development-ready structure, this property presents an investment opportunity in a tranquil yet well-connected area. In 2014, an amended planning permit (ΛΕΥ/0119/2008/A) was submitted for the division of 20 plots. Please note that this permit has expired and must be re-issued by the prospective buyer to proceed with the development. The property falls within Zone H2, with a building coefficient of 90%, coverage of 50%, and permission for 2 floors (8.3m) of construction. There is a separate title deed for this property.



# Additional information

## Contact us



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