

## 16,550m<sup>2</sup> Plot for Sale in Agia Marina Xyliatou, Nicosia District

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. Wi...

### Property Info

### Plot / Area Info

### Additional info

Plot area

**16550**

Reference Number

**26479**

Property type

**Land and Plots**

### Amenities

### Location

**Location:** Agia Marina Xyliatou

Region: **Nicosia**

Coordinates: **35.0521321 / 33.0515356**

**Price: €100 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>~€1 650.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

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**Price change history**

€190 000 on May 30, 2025

€100 000 on Feb 28, 2026

