



## Excellent Plot of land for sale in Silikou Limassol Cyprus



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 146,246.6

### Τοποθεσία

Χώρα:	Cyprus
Νομός/Περιοχή/Επαρχία:	Limassol
Πόλη:	Silikou
Διεύθυνση:	Silikou
Ταχυδρομικός κωδικός:	4716
Δημοσιεύθηκε:	05/03/2025

Περιγραφή:

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Esales Property ID: es5554493

Silikou

Limassol

4742

Cyprus

Prime Development Land in Cyprus: Your Mediterranean Dream Awaits



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Discover an exceptional opportunity to own a substantial plot of development land in the picturesque Cypriot countryside. Located just 1.0 km southeast of the charming Sylikou village, off the scenic Troodos mountain road, this parcel of land offers a unique blend of tranquility, natural beauty, and development potential. Situated approximately 28 km north of the vibrant coastal city of Limassol, this property provides a peaceful retreat while remaining conveniently close to urban amenities and the coast.

### A Tranquil Setting in the Cypriot Countryside:

This plot of land is nestled in a tranquil setting, offering a respite from the hustle and bustle of city life. The surrounding landscape is characterized by rolling hills, lush vegetation, and stunning views, creating a serene and idyllic atmosphere. The location near Sylikou village provides a sense of community and access to local amenities while maintaining a sense of privacy and seclusion. Imagine building your dream home or developing a small-scale project in this beautiful and peaceful environment.

### Strategic Location: Close to Nature and Urban Amenities:

While offering a tranquil rural setting, this plot of land is strategically located within easy reach of both natural wonders and urban conveniences. The Troodos mountain road, known for its breathtaking scenery and hiking trails, is easily accessible, allowing you to explore the stunning mountainous interior of Cyprus. The vibrant coastal city of Limassol, with its beautiful beaches, bustling marina, and cosmopolitan atmosphere, is just a short drive away, providing access to a wide range of shops, restaurants, entertainment venues, and essential services. This location offers the perfect balance between peaceful countryside living and convenient access to urban amenities.

### Development Potential: Create Your Vision:

This plot of land, designated Plot No. 268, spans 3397 m<sup>2</sup> and offers exciting development possibilities. According to official Ministry data, development is approved for 20% of the net area, equating to 611.46 m<sup>2</sup>. This allowance provides ample space to create a substantial residential property or a small-scale development project. The option to divide the development area into smaller parcels further enhances the flexibility and potential of this land, allowing for tailored development plans to suit individual needs and preferences. All subdivision plans are subject to the necessary formal documentation applications and approvals from the relevant authorities, ensuring a smooth and legally sound development process.

### Topographical Features: Gently Sloping Landscape:

The land features a gently sloping terrain, with an approximate 15-degree slope from northeast to southwest linearly across the rectangular plot. This natural slope can be incorporated into the design of any development project, potentially offering unique architectural opportunities and enhancing the views from the property. The slope also contributes to the natural drainage of the land, a factor to consider in the planning and construction process.

### Investment Opportunity: A Mediterranean Lifestyle Awaits:

This plot of development land presents a compelling investment opportunity in a sought-after location in



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Cyprus. The combination of its tranquil setting, convenient access to amenities, development potential, and attractive price makes it an ideal choice for those seeking to build a home, develop a small project, or invest in the growing Cypriot property market. The asking price of €125,000 (negotiable) makes this a particularly attractive prospect for those looking to acquire a piece of paradise in the Mediterranean.

## Cyprus: A Mediterranean Gem:

Cyprus, an island nation in the Eastern Mediterranean, is renowned for its rich history, stunning natural beauty, and warm climate. The island offers a unique blend of cultural influences, with traces of Greek, Roman, Byzantine, and Venetian heritage visible in its architecture and traditions. Cyprus is a popular tourist destination, attracting visitors with its beautiful beaches, archaeological sites, and vibrant nightlife. The island's stable economy and favorable tax regime make it an attractive location for investment and residency.

## Limassol: A Coastal Cosmopolitan Hub:

Limassol, the second-largest city in Cyprus, is a bustling coastal hub known for its beautiful beaches, vibrant marina, and cosmopolitan atmosphere. The city offers a wide range of activities and attractions, from exploring historical sites and enjoying water sports to indulging in world-class dining and shopping. Limassol's thriving business sector and excellent infrastructure make it a popular destination for both residents and investors.

## About the Area

The nearby village of Sylikou offers a glimpse into traditional Cypriot life. The village is characterized by its charming stone houses, narrow streets, and friendly locals. It provides a peaceful and authentic experience of rural Cyprus, allowing you to immerse yourself in the local culture and traditions.

## Transportation: Access to Cyprus and Beyond:

Cyprus is well-connected to the rest of Europe and the world through its two international airports:

- \* Larnaca International Airport (LCA): This is the main airport serving Cyprus, located near Larnaca.
- \* Paphos International Airport (PFO): This airport serves the western region of Cyprus, located near Paphos.

Both airports offer a range of flights to European and international destinations, making Cyprus easily accessible for travelers. From the airports, you can rent a car or take a taxi or bus to reach Sylikou and the surrounding areas. The road network in Cyprus is well-maintained, making it easy to travel around the island.

## Your Mediterranean Dream Awaits:

This plot of development land in Cyprus offers a rare opportunity to create your own Mediterranean dream. Whether you envision a private villa, a small-scale development, or simply a long-term



investment, this property provides the perfect foundation. Embrace the Cypriot lifestyle, enjoy the natural beauty of the surroundings, and create a lasting legacy in this enchanting island paradise.

## Main Features

- \* 3397 m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Cyprus fast online.

## Κοινά

Τελειωμένα τετραγωνικά  
πόδια: 3397 τ.μ  
Μέγεθος αυλής: 3397 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/wjtKvIKtPBE>

## Contact information

IMLIX ID: IX6.687.619

