



## Plot of Land for Sale in Analyontas Nicosia Cyprus



### Agent Info

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Property Type: Apartments  
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### Listing details

Property for: Sale  
Price: USD 250,708.53

### Location

Country: Cyprus  
State/Region/Province: Nicosia  
Posted: Apr 28, 2026

Description:  
Plot of Land for Sale in Analyontas Nicosia Cyprus

Esales Property ID – es55553216

Analyontas Village  
Nicosia  
Cyprus

### Land Plot Details

Investment Opportunity: Prime Residential Land in Analyontas, Cyprus

No matter how the world changes, the natural beauty and welcoming culture of Cyprus remain timeless. We are proud to offer a rare opportunity to invest in this Mediterranean paradise with a highly sought-after 3,345 m<sup>2</sup> development plot.

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## The Location: Serenity Meets Connectivity

Situated in the heart of Cyprus, Analyontas is a peaceful, well-established village that offers the perfect balance of rural tranquility and modern convenience.

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**Ready to Build:** Located within a residential zone, the plot is already serviced with essential water and electricity connections.

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**Central Hub:** Its location serves as an ideal base for exploring the island. You are just 25 minutes from the capital, Nicosia, and 50 minutes from the world-famous sands of Ayia Napa.

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**Easy Access:** International travel is seamless with Nicosia International Airport only 30 minutes away, while the local area is well-serviced by reliable bus routes.

## Lifestyle & Leisure

The surrounding landscape is a haven for outdoor enthusiasts. Future residents or guests can enjoy:

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**Sports:** Elite golf courses, including the International Golf Club Nicosia, are just a short drive away.

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**Nature:** Exceptional trails for walking and cycling, plus nearby spots for fishing and water sports.

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**The Coast:** Being a central island location, you are never far from the sea, major ports, and luxury boat excursions.

## Investment Potential

This 3,345 m<sup>2</sup> plot is a blank canvas for those with vision. Whether you dream of building a sprawling private estate or developing a boutique residential project, the scale of this land offers immense flexibility.

Given the proximity to major hubs and tourist attractions, this is a savvy entry point into the lucrative Cypriot holiday rental market. Capitalize on the island's year-round sunshine and growing demand for



high-quality Mediterranean accommodation.

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Unlock the potential of one of Cyprus's most peaceful regions. Whether for business or a private sanctuary, this plot is your gateway to the Mediterranean lifestyle.

## ABOUT THE AREA

Analiontas is considered as a small village of about 350 residents and is located at an altitude of 380 metres at a distance of 20 kilometres south of Nicosia.

It has an average rainfall of 425 cm with a main cultivation of olives, wheat, vegetables, almond trees and other citrus trees. It met n increase in population over the last few years. During the first intercommunal issues during the 50's it was a mixed village with Greek-Cypriots and Turkish-Cypriots.

Katalyontas was a small community about one kilometre southeast of the village where Turkish Cypriots lived during the ruling of the British between 1925 and 1959. The area belongs to Analionta. During the last inventory of 2001 the residents of the village were 300. Analiontas is located in the area of Tamassos, the kingdom which extends to Mathiati to the east and to Agrokipia to the west. On a hill, to the southeast of the village is the monastery of Archangelos Michael.

There are many different versions concerning the name of the village. According to one of these, Analiontas took its name from the verb analyo which means analyse. This is due to the fact that during the ancient years and in particular during the period which Tamasso developed, there was a mine where copper was analysed. That is, where they developed the parts from the mines in order to take the copper and sometimes gold. Proof that this is true is the rusty soil which still exists today. Another version is that Analiontas was named like that from leonda. It is mentioned that in the area there were two feuds during the Venetian period. One is Analionta and one in Katalyonta. As it is known the lion is the animal of Evangelist Mark, the protector of the Venetian who had the lion as a symbol. The village is marked with the name Anolido and Katolido on all the Venetian maps that were made during 1500 A.D.

The area of Analiontas was inhabited by the ancient times. In the area of Kourvellos , which is located at the southeast of the village , a French archaeological group discovered tools and other items of the Neolithic period (4.800 BC) of the same era with the Chirokitia Community. There is no community today because according to the archaeological group the area is used as a temporary house.

Also according to tradition, in the area Petrera which is located 500 metres southwest of the village there was an older community, of which its ruins are large piles of rocks today and therefore it was named Petrera.

According to Gannis, in Analiontas there must have been an important roman community, judging from the countless tombs of this period which were found in the area. In April 1992, a roman tomb of priceless value with gold and other items was found in the area of Mazovounos.



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Nearchos Klirides mentioned that during the Frank period, as well as the Byzantine period, the chapel was well known for many miracles of Saint George, and the miracle icon was kept in the church of Agia Marina and later in the Archiepiscopate. Older residents mention that the Turkish Cypriot feud owner of Katalyonta, Hilmi Beis lit the candle of Saint George. Besides this there was an underground tunnels which led to a Christian crypt during the prosecutions.

## AGIOU GEORGIU CHAPEL

To the southeast part of the island, in the Analiontas community, there are only some ruins of the well-known chapel of Agiou Georgiou.

At the point where the chapel was built, there are only some old stones. The particular chapel was especially well known during the Frank period as well as the byzantine years according to Nearchos Klirides. The chapel's fame is connected with the miraculous icon of Agiou Georgiou which decorated the church of the village for many years. In nowadays the icon of the saint is kept in the Archiepiscopate.

According to tradition, there was a bond between a Turkish Cypriot resident of the village with Agio Georgio. The candle of the saint was lit by one of the Turkish Cypriot residents of Katalyonta, the feud owner Hilmi Beis. At the same time, the residents of the village witness the existence of a tunnel in the basement which was used by the Christians during the prosecution.

## MAIN FEATURES:

- Perfectly located plot of land.
- Total area of 3,345m<sup>2</sup>.
- Located in a peaceful, well run part of Cyprus.
- Property is in a residential area with electricity and water there already.
- Huge potential in the fast-growing Cypriot holiday rental market.
- Close to essential amenities.
- Short drive to many of the area's glorious beaches.
- Just 20km from the capital, Nicosia.
- Just 50 mins from Ayia Napa.
- Surrounded by breath-taking mountain and sea views.
- Surrounded by excellent walking, cycling, water sports and fishing areas.
- Excellent Transport Links.
- 30 mins away from Nicosia International Airport.

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

### **Common**

Finished sq. ft.:	3345 sq m
Lot Size:	3345 sq m

### **Lease terms**

Date Available:



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**Contact information**

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