

For Sale, Land, Plot, Larnaca, Pyla, 679m²

For Sale : **€ 139,000**

Description
Prime Residential Plot in Pyla – A Visionary Development Opportunity
The Foundation of Your Future
Imagine securing a landmark residential footprint in the thriving, multicultural hub of Pyla. Buying this expansive plot is about the ultimate freedom to tap into a high-demand market, strategically located just 750 meters from UCLan Cyprus. This isn't just a piece of land; it is a premier blank canvas designed for developers who recognize the unique value of student housing and modern residential complexes in the 2026 market.

Limitless Development Potential
Primed for high-density impact, the property falls within the H2 Residential Zone. With a 90% building density (0.9) and 50% coverage, you have the legislative power to maximize your square footage while maintaining essential green and communal spaces.
What sets this asset apart in today's market is:
Scale & Scope: Ideally suited for a multi-unit apartment complex catering to faculty and students.
Economic Advantage: The asset is not subject to VAT, representing a significant 19% saving on your initial investment.
Regulatory Compliance: The H2 zoning permits two storeys (8.3m), perfectly aligning with Pyla's aesthetic and planning framework.

Location & Neighborhood Benefits
Located at the crossroads of academic excellence and coastal leisure, you are just 3 km from the Blue Flag beaches of the Dhekelia strip. With Larnaca International Airport only 24 km away and direct access to the Larnaca–Ayia Napa motorway, your future tenants will enjoy seamless connectivity. The immediate area is a self-contained ecosystem of pharmacies, supermarkets, and international restaurants.

Make It Yours
Strategic residential plots within walking distance of a university are the "triple-A" assets of the 2026 Cyprus property sector.

Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to secure this asset!

Details

Property Type: **Land**
Status: **Sold**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**

Area

Plot Area: **679m²**

Gallery

