



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

REG.0/9500, PYLA, LARNAKA

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: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Area

Plot Area: **679m²**



Gallery

