



For Sale, Land, Field, Larnaca, Agios Theodoros, 28,438m²

For Sale : € 712,500

Description

"Properties listed with a Reserve Price indicate that the Seller reserves its right to not accept offers below the specified price. All offers must exceed the Reserve Price. While lower offers may be submitted, they are unlikely to be considered by the Seller."

Exceptional 28,438 sq.m. land parcel, ideal for tourist, hotel, or residential complex development, situated in the prime coastal area of Agios Theodoros, in Larnaca district.

Location: Strategically positioned in an expanding coastal zone, just 300 meters from the beach and 250 meters from the Mazotos-Zygi road. Surrounded by picturesque landscapes and upcoming tourist developments, ensuring long-term value appreciation.

Property Highlights:
• Total Land Area: 28,438 sq.m. (comprising two adjoining tourist fields).
• Frontage: Sufficient future access to the public road with planning applications already submitted for division into three master-planned fields.
• Shape & Terrain: Adjoining plots with flat terrain, offering panoramic sea views and optimized building efficiency.

Infrastructure: Strategically positioned just 250m from the main Mazotos-Zygi road, providing direct access to utility infrastructure and key transport networks.

Key Features / Why Invest:
• Strategic Growth Area: Located in a rapidly appreciating coastal zone with rising demand for high-end tourism and holiday housing projects.
• Value Retention: Unique, unobstructed sea view characteristics that ensure premium resale value for the finished project.

Zone: The property primarily falls within Tourist Zone T3β (with a building coefficient of 30%, coverage of 20%, and permission for 3 floors up to 13.5m), with a minor 3% portion falling within Agricultural Zone Γ3.

There are separate title deeds for the two parcels.

Details

Property Type: Land	Status: Available	Website
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Main Features

Property Subtype: Field	Town Planning Zone: Agricultural	Furnished: Unfurnished
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Area

Plot Area: 28,438m²



Gallery

