

For Sale, Land, Plot, Famagusta, Agia Napa, 5,581m²

For Sale : **€ 4,450,000**

Description
A seafront tourist plot of 5,581 sq.m. is available for sale in Ayia Napa, Famagusta, immediately next to the prestigious Ayia Napa Marina. With an existing planning permit and an attractive coastal setting, this property presents an opportunity for developers and investors seeking land for a potential tourism-related development.
The plot falls entirely within the T363 Tourist Planning Zone, offering a building density of 30%, a coverage coefficient of 20%, a maximum permitted height of 13.1 metres and development of up to three storeys.
These planning characteristics provide scope for exploring a coastal development project, subject to the conditions of the existing planning permit and any additional approvals required.
Its seafront position is a defining feature, offering a setting beside one of Cyprus's prominent marina developments. Ayia Napa Marina provides a distinctive coastal environment, with leisure facilities, dining options and access to the wider Ayia Napa area.
The property's generous land area and location beside the marina make it particularly interesting for those considering tourism-related development in the Famagusta district.
A Title Deed is available, and the property is subject to VAT. The existing planning permit represents an important advantage, although its approved use, conditions and validity should be confirmed before purchase.
To discover more land for sale in Famagusta, you can browse our complete portfolio directly from our website by clicking the following link:
https://gplazarou.com/properties/for_sale/famagusta?property_type%5Bland%5D%5Ball%5D=land
Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**
Status: **Available**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Tourist**
Height: **13**

Area

Plot Area: **5,581m²**

Further Details

Sea View, Beach Front

Gallery



