



For Sale, Land, Field, Famagusta, Agia Napa, 13,541m²

(ID:PR45803), LOUMA, AGIA NAPA, FAMAGUSTA,
REG. 0/5286, 5/94

For Sale : **€ 4,500,000**

Description

Two Adjacent Touristic Fields for Sale in Ayia Napa – Next to Ayia Napa Marina

A rare investment opportunity is available in Ayia Napa, one of Cyprus' premier tourist destinations. The offering comprises two adjacent touristic fields, available for sale as a single unified property, with a total land area of 13,541 sq.m., situated in one of the most prestigious locations in the Famagusta District.

The property is located approximately 400 metres southwest of WaterWorld Waterpark, approximately 185 metres south of Agia Thekla Avenue, and immediately adjacent to the new Ayia Napa Marina, providing exceptional access to the beach, the marina, and the area's world-class tourism infrastructure.

Completed in 2022, Ayia Napa Marina is one of Cyprus' landmark developments, accommodating up to 600 yachts ranging from 10 to 60 metres in length. The marina offers yacht maintenance services, luxury dining, cafés, retail outlets, and a full range of leisure facilities, significantly enhancing the area's prestige and long-term investment potential.

The property enjoys frontage on a registered public road (Makronisou Street) of approximately 70 metres. Positioned at the same elevation as the road, it benefits from uninterrupted sea views, further increasing its development appeal and commercial value.

The land falls within Tourist Planning Zone T363, allowing for a wide variety of tourism-related developments, including hotels, luxury tourist villas, holiday home complexes, tourist villages, and other tourism projects, subject to the applicable planning regulations.

Thanks to its strategic location beside Ayia Napa Marina, close proximity to the coastline, and excellent accessibility, this property represents an outstanding opportunity for developers and investors seeking to create a landmark tourism development in one of the Mediterranean's most desirable coastal destinations.

Contact G&P Lazarou Estate Agents today at +357 23812449 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Tourist**

Height: **13**

Area

Plot Area: **13,541m²**

Further Details

Sea View, Beach Front



Gallery

