

For Sale, Land, Plot, Larnaca, Kivisili, 1,151m²

For Sale : **€ 1,300,000**

Description
Strategic Beachfront Touristic Plot in Kivisili – A Premier Coastal Landmark
The Foundation of Your Future
Imagine standing on 1,151 m² of pristine beachfront land where the Mediterranean Sea is your immediate backyard. Buying a plot in Kivisili is about the ultimate freedom to develop a flagship touristic project in one of Larnaca's most serene and rapidly appreciating coastal corridors. This property is a premier blank canvas for investors looking to capture the demand for high-end, private coastal retreats that offer total immersion in the island's blue horizon.

Elite Development Potential in Zone T2α
Primed for high-value touristic impact, the property falls within the Touristic Planning Zone T2α. In the competitive market, these beachfront parameters provide a superior development edge:
Coastal Density: A robust 45% building density allows for over 515 m² of internal living space, ideal for a grand luxury villa, a boutique complex of maisonettes, or high-end holiday apartments.
Vertical Prominence: With an allowance for 3 storeys and a maximum height of 13.10 meters, you can ensure every level of your project enjoys unobstructed, panoramic sea views.
Environmental Balance: The 20% coverage factor ensures that 80% of the plot remains dedicated to luxurious outdoor living—perfect for infinity pools, Mediterranean gardens, and expansive sundecks that blend seamlessly with the beach.
Modern 3-Storey Beachfront Villa Concept

The 2026 Strategic Advantage
Kivisili is currently positioned as the "quiet luxury" alternative to the busy urban beaches of Larnaca, benefiting from:
Tourism Growth: As Larnaca targets a 40% increase in tourism by 2030, beachfront assets in Zone T2α are the primary beneficiaries of short-term rental demand and capital appreciation.
Proximity & Access: You are just a 12-minute drive from Larnaca International Airport, making it an effortless destination for international travelers, while remaining a quiet sanctuary away from flight paths.
Investment Incentives: Under the 2026 regulations, touristic developments that achieve Energy Class A ratings can qualify for significant tax reliefs and potential density bonuses through the "Green Coastal Initiative."

Make It Yours
Beachfront plots with a 3-storey allowance and over 1,000 m² of space are among the rarest and most liquid assets in the Cyprus market.

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

Details

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

Main Features

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

Area

Plot Area: **1,151m²**

Further Details

Sea View, Beach Front

Gallery

