

For Sale, Land, Field, Larnaca, Alaminos, 4,348m²

For Sale : **€ 170,000**

Description
Strategic Residential Land in Alaminos – The "Gold Standard" for Village Living
The Foundation of Your Future
Imagine securing a massive 4,348 m² residential footprint in Alaminos, a village renowned for its authentic stone architecture and strategic proximity to the sea. Buying this field is about the ultimate freedom to develop a significant project—whether it's a small cluster of private villas or a grand family estate—just 215 meters from the village center. In the 2026 property market, Alaminos has emerged as a "high-value" alternative for those wanting traditional charm without sacrificing access to the Limassol-Larnaca corridor.

High-Impact Development Potential (Zone H2)
Primed for immediate development, this asset falls within the sought-after Residential Zone H2. This zone allows for maximum land utilization:
Elite Building Density: A powerful 90% density allows for a total buildable area.
Balanced Coverage: With 50% coverage, you have a robust building footprint while ensuring half the land remains dedicated to lush Mediterranean landscaping, private pools, and courtyards.
Traditional Profile: The 2-storey allowance and 8.3-meter height perfectly match the local aesthetic, ensuring your project blends seamlessly with the surrounding hillside developments.

Topography & Unique Features
Dual Frontage: The field benefits from approximately 22 meters of frontage along a registered dirt road, plus additional frontage along a registered footpath, providing multiple entry and exit points for a phased development.
VAT-Friendly Asset: As of 2026, purchasing new building land for a primary residence can still qualify for the reduced 5% VAT rate on the first 130 m², potentially saving you tens of thousands of euros in upfront costs compared to standard investment projects.

Location & Neighborhood Benefits
Located just 600 meters from the Alaminos-Mazotos road, you are perfectly positioned at the crossroads of quietude and convenience.
Coastal Access: You are a 5-minute drive from the Alaminos Secret Paradise Beach and the upscale Aldiana Resort area.
Connectivity: Reach Larnaca International Airport in 15 minutes and Limassol city center in 30 minutes, making this an ideal location for international professionals seeking a peaceful home base.
Village Amenities: You are walking distance from the Agiou Mama church and local traditional taverns that define the high-status lifestyle of the Larnaca district.

Contact G&P Lazarou Estate Agents today at +357 24104949 or larnaca.office@gplazarou.com to secure this high-density residential asset!

Details

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

Main Features

Property Subtype: **Field** | Town Planning Zone: **Residential** | Height: **8**

Area

Plot Area: **4,348m²**

Gallery

