



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

(ID:40348), REG. 0/7898, KONNOS, ALAMINOS, LARNAKA

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

