

For Sale, Land, Field, Larnaca, Mosfiloti, 2,491m²

For Sale : **€ 180,000**

Description
Two Adjacent Residential Fields for Sale as a Single Development Opportunity in Mosfiloti, Larnaca District
Discover a unique opportunity to acquire two adjacent residential fields offered for sale as a single property in the peaceful and picturesque village of Mosfiloti. This exceptional offering is ideal for building a contemporary residence or securing a valuable real estate investment in Cyprus, combining privacy, natural beauty, and convenient accessibility.
The two fields have a combined area of 2,491 m² (651 m² and 1,840 m²), providing ample space for residential development within a tranquil countryside setting.
The first field, measuring 651 m², falls partly within Residential Zone H5 (38%) with a building coefficient of 30% and a coverage ratio of 20%, while the remaining 62% falls within Agricultural Zone G3 with a building coefficient and coverage ratio of 10%. The plot allows for a residential development of approximately 121 m².
The second field extends to 1,840 m² (approximately 1,780 m² according to survey measurements). Around 82% falls within Residential Zone H5 with a building coefficient of 30% and a coverage ratio of 20%, allowing for a maximum development area of approximately 470 m². The remaining 18% falls within Agricultural Zone G3 with a building coefficient and coverage ratio of 10%.
The properties benefit from access via a registered road, while electricity is already available at the frontage. Water supply can be installed upon the approval of a building permit, facilitating future development.
The location offers the perfect balance between tranquility and accessibility, with convenient connections to Limassol, Larnaca, and Nicosia via the motorway network. Essential services and amenities are also within easy reach, making the area ideal for a permanent residence or countryside retreat.
Whether you are looking to build your dream home or secure a promising land investment with future appreciation potential, this combined property represents an outstanding opportunity in the Cyprus real estate market.
Do not miss this rare opportunity to acquire two adjoining fields in a desirable location.
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: **Field**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **2,491m²**

Gallery



