



For Sale, Land, Field, Famagusta, Paralimni, 1,094m²

(ID:PR44788), REG. 0/31916, PARALIMNI, FAMAGUSTA

For Sale : **€ 265,000**

Description

Residential Field for Sale in Paralimni, Famagusta District

Discover an outstanding opportunity to acquire a strategically located property in one of the fastest-growing areas of Paralimni. This field benefits from both residential and commercial planning zones, offering exceptional development flexibility and making it an ideal choice for private buyers, developers, and investors.

The property is conveniently located approximately 510 meters southwest of Agios Dimitrios Church and approximately 400 meters northwest of the 1st Primary School of Paralimni. The area offers immediate access to schools, supermarkets, shops, restaurants, and all essential amenities, while the beautiful beaches of the Famagusta District are just a short drive away.

The field has a rectangular shape, a flat surface, and an eastern orientation, with approximately 15 meters of frontage along 1st April Street, providing excellent accessibility and commercial exposure.

A key advantage of the property is that it adjoins a green area along its western boundary, offering additional privacy, open views, and an enhanced living environment.

The property falls 55% within the Residential Planning Zone Ka6, with a 90% building density, and 45% within the Commercial Planning Zone Eb4β, benefiting from an impressive 140% building density. This unique zoning combination provides outstanding flexibility for residential, commercial, or mixed-use developments, making it an excellent long-term real estate investment.

Whether you are planning a residential or commercial development or seeking a property with outstanding investment potential, this is a rare opportunity in one of Paralimni's most desirable locations.

Do not miss this exceptional opportunity.

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: **Residential**

Height: **10**

Area

Plot Area: **1,094m²**



Gallery

