

For Sale, Land, Field, Larnaca, Maroni, 3,011m²

For Sale : **€ 130,000**

Description
Residential Field for Exchange in Maroni, Larnaca
An excellent opportunity for exchange (land-for-development agreement) is now available in the charming village of Maroni, Larnaca District. This residential field is an ideal opportunity for developers, investors, or individuals seeking a large residential property with outstanding development potential.
The property extends to 3,011 m², benefits from frontage on a registered public road, and comes with a separate title deed, ensuring a secure and straightforward transaction.
The field falls within Residential Planning Zone H3, offering a 60% building density, 35% coverage ratio, permission for up to 2 storeys, and a maximum building height of 8.3 meters. These favourable planning characteristics make the property ideal for residential development or a boutique housing project.
Ideally located in the peaceful community of Maroni, the property enjoys easy access to the Nicosia–Limassol motorway and is only a short drive from the coastline, Zygi Marina, and all everyday amenities.
The owner is interested in a land-for-development exchange (antiparochi).
This is an outstanding opportunity for developers and investors seeking a sizeable residential property with excellent long-term development prospects in one of Larnaca District's most attractive semi-rural locations.
To discover more options in this area, you can browse our complete portfolio of land for sale in Larnaca directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Larnaca/land_type/field/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to discuss this unique exchange opportunity or 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: **3,011m²**

Gallery

