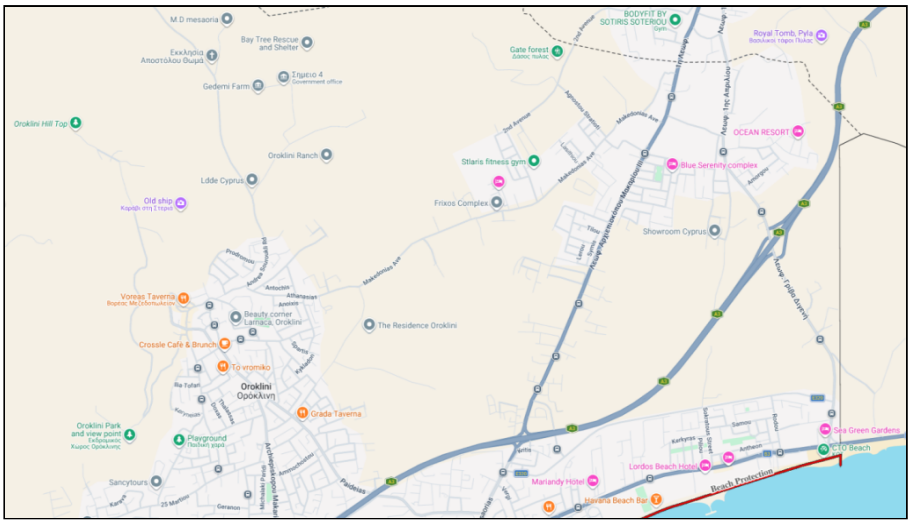



# For Sale, Land, Plot, Larnaca, Pyla, 765m²

For Sale : **€ 200,000**

**Description**
An attractive residential plot measuring 765 sq.m. is available for sale in Pyla, Larnaca District, offering an excellent opportunity to build a private residence in a developing residential area that combines tranquillity with convenient access to everyday amenities.
The plot abuts a registered public road, ensuring direct and convenient access. Its generous size provides excellent potential for the construction of a spacious detached house with a landscaped garden, private swimming pool and outdoor entertainment areas, subject to the necessary planning approvals.
The property falls entirely within Residential Planning Zone H4 (100%), featuring a 40% building density, 25% coverage ratio, a maximum allowance of 2 storeys, and a maximum permitted building height of 8.30 metres.
Pyla is a desirable residential community offering convenient access to supermarkets, schools, shops, restaurants, cafés and essential services. The property also benefits from proximity to the Dhekelia tourist area, the beaches of Oroklini and Pyla, and UCLan Cyprus University.
Its location provides convenient connections to the Larnaca–Ayia Napa motorway, offering accessibility to Larnaca city centre, Larnaca International Airport and the popular coastal destinations of the Famagusta District.
This plot represents an excellent opportunity for private buyers and investors looking to acquire residential land in a growing area, suitable for creating a modern family home or pursuing a long-term property investment.
Explore more plots for sale in Larnaca District through the G&P Lazarou Estate Agents property portfolio:
https://gplazarou.com/properties/plot-for_sale/in/Larnaca/
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: **Plot**
Town Planning Zone: **Residential**
Height: **8**

## Area

Plot Area: **765m²**

# Gallery

