

For Sale, Land, Field, Larnaca, Pyla, 9,700m²

For Sale : **€ 600,000**

Description
An exceptional opportunity to acquire a spacious residential field for sale in Pyla, Larnaca, situated in an attractive and developing area that combines a peaceful residential environment with convenient access to essential amenities, the coastline and the wider Larnaca District. With a total land area of 9,700 sq.m., the property presents excellent potential for residential development or long-term real estate investment.
One of the property's significant advantages is its access to a registered public road, providing convenient accessibility and supporting its potential for future development. Its substantial size offers flexibility for the planning of a residential project, making it particularly appealing to property developers, investors and individuals seeking a sizeable parcel of residential land in Pyla.
The field falls entirely within Residential Planning Zone H4 (100%), with a building density of 40% and a coverage factor of 25%. The planning regulations permit the construction of up to two storeys, with a maximum building height of 8.3 metres. These characteristics provide opportunities for the development of detached houses, modern villas or a residential complex, subject to the necessary planning permissions and relevant authority approvals.
The property's location offers convenient access to the centre of Pyla, where residents can find supermarkets, shops, schools, restaurants, cafés and other everyday services. The surrounding area benefits from its proximity to the popular coastal areas of Oroklini and Pyla, while the beaches, leisure facilities and hospitality establishments along the Larnaca–Dhekelia coastal corridor are within easy driving distance.
Furthermore, the property enjoys convenient connections to the Larnaca–Ayia Napa motorway, providing accessibility to Larnaca city centre, Larnaca International Airport, neighbouring communities and the wider southeastern region of Cyprus.
With its generous land area, residential zoning, registered road access and development potential, this property represents an attractive investment opportunity in the Larnaca real estate market. It is particularly suitable for buyers seeking residential land in Pyla for the creation of a quality housing development or for long-term investment in an established and accessible location.
To discover more options in this area, you can browse our complete portfolio of land and fields for sale in Larnaca directly from our website by clicking the following link:
https://gplazarou.com/properties/for_sale-land/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: **Field**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **9,700m²**

Gallery

