

For Sale, Land, Field, Larnaca, Pyla, 34,783m²

For Sale : **€ 4,500,000**

Description
A substantial residential field extending to 34,783 sq.m. is available for sale in Pyla, Larnaca, offering considerable potential for residential development. Its extensive land area, favourable planning parameters and access via a registered road make it particularly attractive to property developers and investors seeking land for larger-scale residential projects.
The property falls entirely within the Residential Planning Zone H4 (100%), benefiting from a building density of 40%, a coverage factor of 25%, a maximum building height of 8.3 metres and permission for development of up to two storeys, subject to the necessary planning approvals.
Based on the applicable planning parameters, the field offers a theoretical building area of approximately 13,913 sq.m. and a maximum ground coverage of approximately 8,696 sq.m. Its generous size provides flexibility for the planning of residential complexes, detached houses or other permitted residential developments.
The property benefits from access via a registered road, an important advantage when considering future development and infrastructure planning.
Located in Pyla, the field benefits from the wider area's residential and coastal setting, with access to the amenities of the surrounding communities and the greater Larnaca area.
The combination of its substantial land area, residential zoning and registered road access makes this property particularly suitable for developers seeking to establish a sizeable residential project, subject to the relevant permits and approvals.
To discover more residential land for sale in Larnaca, you can browse our complete portfolio directly from our website by clicking the following link:
https://gplazarou.com/properties/for_sale/larnaca?property_type%5Bland%5D%5Ball%5D=land
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: **34,783m²**

Gallery

