



#1062

# Tranquil Coastal Haven: Exceptional Beachside Land in Pervolia, Larnaca 300m From the Beach (1062)

📍 Pervolia, Larnaca

€3,300,000



# Overview

## Specifications

Area		Title deed	
25461 m <sup>2</sup>		Yes	

## Description

Tranquil Coastal Haven: Exceptional Beachside Land in Pervolia, Larnaca 300m From the Beach (1062)

@EUR 3.300.000

Nestled just 300 meters from the captivating beach, this remarkable land in Pervolia, Larnaca, offers a rare opportunity for seaside serenity. Spanning 25,461m<sup>2</sup>, this plot is uniquely situated in a prime location, accessible through a registered road, enhancing convenience and accessibility.

### Property Details:

Location: Pervolia, Larnaca, a mere 300 meters from the beach.

Area: 25,461m<sup>2</sup>, providing ample space for diverse development possibilities.

Usage: Ideal for a variety of purposes, owing to its versatile zoning - 1% falls under Δα2 (Agricultural), 1% under Π1β (Residential), and a significant 99% under T2α (Touristic) zone.

Building Specifications: The plot allows for diverse constructions, with options ranging from single-floor buildings with a maximum height of 5 meters to multi-story structures reaching a maximum height of 13.1 meters. Building density varies from 1% to 45%, ensuring flexibility in your architectural aspirations.

Frontage: Approximate street frontage of 300 meters, providing a grand entrance to your envisioned project.

Ownership: The property is owned by a company, exempt from VAT and transfer fees.

Zoning Details: The land predominantly falls under the Touristic Zone (T2α), covering 99% of the property.

Maximum density ratio: 45%, maximum coverage ratio: 20%, allowing for expansive, yet harmoniously integrated



# Additional information

## Features

Easy access to main roads

Investment opportunity

Quiet area

Walking distance to beach

## Distances

Amenities



600 m

Airport



5 km

Sea



300 m

## Contact us



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