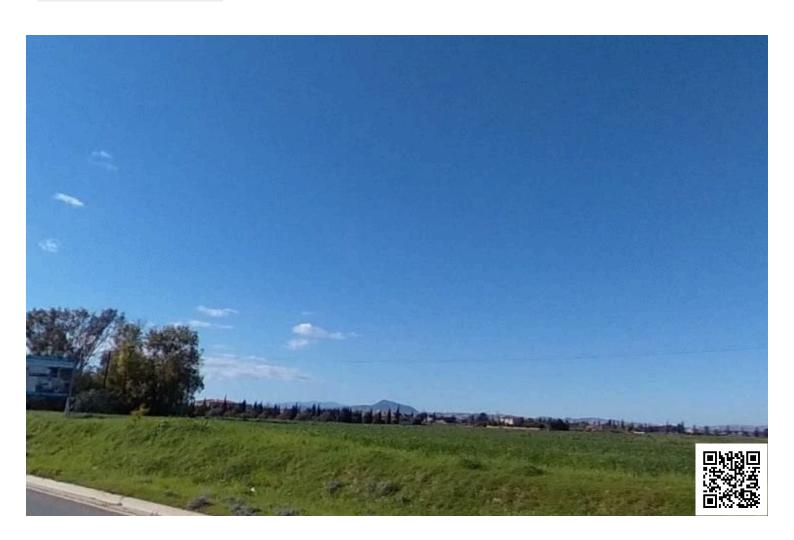


#1062

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

Pervolia, Larnaca

€3,300,000



## **Overview**

#### **Specifications**

Area

[] 25461 m<sup>2</sup>

Type Field Title deed 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  $\Delta\alpha2$  (Agricultural), 1% under  $\Pi1\beta$  (Residential), and a significant 99% under  $\Pi2\alpha$  (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 (T2a), 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** 

Airport

Sea

600 m

**5** km

**◯** 300 m

### **Planning zones**

Zone	Cover factor	<b>Build factor</b>	Max height	Max floors	Affected percentage
T2a	20%	45%	13.1 m	3	-

#### **Contact us**



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