

#11141

Field in Maroni, Larnaca (11141)

📍 Mazotos, Larnaca

€350,000 +VAT



Overview

Specifications

Area		6423 m ²	
Type	Field	Title deed	Yes

Description

Field in Maroni, Larnaca (11141)

The asset consists of a field in Maroni, Larnaca.

The asset is located c. 200 meters north of Zygi – Mazotos road, 330 meters north of the coast and 2,9km southeast of the centre of the village.

The asset totals 6,423sqm and benefits of c. 42 m road frontage along a registered dirt road (northeast border). The asset has an irregular narrow shape (L shape), flat surface and it offers an attractive sea view.

The immediate area comprises of residential developments, agricultural crops and unutilized parcels of land.

The asset has the potential to be covered by all utility services (water, electricity and telecommunications).

7% of the total area (approximately 450sqm) falls within protection planning zone Z1 with 6% building density, 6% coverage, 2 floors and a maximum height of 8.3m.

93% of the total area (approximately 5.973sqm) falls within touristic planning zone T3β with:

- 30% building density for hotels, 20% coverage, 3 floors and a maximum height of 13.1m.
- 25% building density for touristic developments, 20% coverage, 2 floors and a maximum height of 8.3m.
- 20% building density for residential developments, 20% coverage, 2 floors and a maximum height of 8.3m.

THE PRICE IS SUBJECT TO VAT.



Additional information

Features

Connected to electric mains

Easy access to main roads

Quiet area

Walking distance to beach

Distances

Airport



27 km

Sea



210 m

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
T3β	20%	30%	13.5 m	3	-
Z1	6%	6%	8.3 m	2	-

Contact us



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