



#14669

# ? Residential Land for Sale – Prime Location in Pyla Tourist Area, Larnaca

📍 Pyla Tourist Area, Larnaca

€1,000,000



# Overview

## Specifications

|                                                                                                       |       |            |     |
|-------------------------------------------------------------------------------------------------------|-------|------------|-----|
| Area                                                                                                  |       |            |     |
|  3758 m <sup>2</sup> |       |            |     |
| Type                                                                                                  | Field | Title deed | Yes |

## Description

? Residential Land for Sale – Prime Location in Pyla Tourist Area, Larnaca

? Price: €1,000,000

? Location: Pyla Tourist Area, Larnaca, Cyprus

? Plot Area: 3,758 m<sup>2</sup>

?? Planning Zone: H4 (Residential 86%) / Agricultural Zone Γ3 (14%)

? Building Density: 40% | Coverage: 25%

? Access: Adjacent to Registered Road

? Title Deed: Available

? Online Viewing: Yes

### Property Description

An excellent residential plot for sale in the highly desirable tourist area of Pyla, Larnaca. Just 700 meters from the sea, this property offers an exceptional opportunity for developers and investors looking to create a high-quality residential or mixed-use project in one of the most sought-after areas on the Larnaca coastline.

The land enjoys direct access to a registered road and is surrounded by both luxury villas and tourist developments, making it ideal for plot division or a unified residential complex.

### Key Advantages

? Prime Location: Only 700 meters from the beach in the heart of Pyla’s tourist zone.

? Close to UCLan Cyprus – only 3.5 km away, offering potential for student or rental housing.



# Additional information

## Features

|                |                        |                           |
|----------------|------------------------|---------------------------|
| Corner         | Easy access to highway | Easy access to main roads |
| Elevated       | Investment opportunity | Near amenities            |
| Near bus route | Prime land             | Walking distance to beach |

## Distances

Amenities

 200 m

Airport

 22 km

Sea

 700 m

Public transport

 300 m

Schools

 500 m

Resort

 200 m

## Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|------|--------------|--------------|------------|------------|---------------------|
| H4   | 25%          | 40%          | 8.3 m      | 2          | -                   |

## Contact us



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