



#14788

# Prime Sea-View Investment Opportunity in Agios Theodoros, Larnaca (14788)

📍 Agios Theodoros, Larnaca

€800,000 +VAT



# Overview

## Specifications

Area

 **28438 m<sup>2</sup>**

Type

**Field**

## Description

Tourist Land Investment Opportunity in Ayios Theodoros – Larnaca District

### Property Overview

An exceptional real estate investment opportunity in the coastal region of Larnaca District, this property consists of two adjoining tourist fields totaling 28,438 sq.m. Offering panoramic sea views and proximity to the coast, it presents immense potential for development and tourism-related projects.

Located just a few hundred meters from the shoreline and near a key regional connecting road, the site provides excellent accessibility and high future value growth.

### Location & Accessibility

Situated in a picturesque coastal setting, the property combines natural beauty and development potential. Its proximity to the sea (approximately 300 meters) and convenient access to the main connecting road (around 250 meters) make it ideal for tourism, leisure, or residential projects.

A planning application has already been submitted to divide the land into three distinct fields, each with road access and full development rights.

### Property Details

This offering includes two adjoining parcels with separate registration numbers and zoning designations:



# Additional information

## Features

Investment opportunity

Quiet area

Sea view

## Distances

Amenities

 4 km

Airport

 40 km

Sea

 250 m

Schools

 4 km

Resort

 11.5 km

## Contact us



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