



#15143

# Sea-Front Touristic Plot for Sale – Maroni Village (15143)

📍 Maroni, Larnaca

€1,150,000



# Overview

## Specifications

Area

 1904 m<sup>2</sup>

Type	Field	Title deed	Yes
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## Description

Sea-Front Touristic Plot for Sale – Maroni Village (15143)

Price: €1,150,000

Plot Area: 1,904 m<sup>2</sup>

No VAT

An exceptional opportunity to acquire a sea-front touristic plot in the peaceful and picturesque village of Maroni, offering unobstructed sea views and direct proximity to the coastline. This prime parcel of land is ideal for investors or developers seeking to build a luxury villa, boutique touristic units, or a high-end residential project in one of Cyprus's most serene coastal locations.

### Property Features

Total Land Area: 1,904 m<sup>2</sup>

Net Building Area: 1,823 m<sup>2</sup>

Planning Permit: Approved

Existing Plans: Architectural plans available for a detached luxury villa

Total Proposed Covered Areas:

360 m<sup>2</sup> internal

81.50 m<sup>2</sup> covered verandas



# Additional information

## Features

Connected to electric mains

Investment opportunity

Near bus route

Sea front

Easy access to highway

Municipal water/sewage

Prime land

Sea view

Easy access to main roads

Near amenities

Quiet area

Walking distance to beach

## Distances

Amenities

 200 m

Airport

 20 km

Sea

 100 m

Public transport

 200 m

Schools

 500 m

Resort

 500 m


## Planning zones

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

## Contact us



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