



#15398

Beachfront Plot for Sale – Ayios Theodoros (Zygi), Larnaca (15398)

 Zygi, Larnaca

€2,500,000



Overview

Specifications

Area

 3500 m²

Type	Field	Title deed	Yes
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Description

Beachfront Plot for Sale – Ayios Theodoros (Zygi), Larnaca (15398)

Prime Seafront Investment Opportunity | 3,500 m² | €2,500,000 (Negotiable)

An exceptional beachfront plot located in Ayios Theodoros, near Zygi, offering direct access to the water and a rare 200-meter sea frontage. This is a unique opportunity to acquire a premium coastal property ideal for luxury residential development.

Property Highlights

Plot Size: 3,500 m²

Frontage: 200 meters directly on the beachfront

Planning Zone: Residential

Building Density: 10%

Online Viewing: Yes

Road Access: Large road frontage

Development Potential

The property previously held planning permission under the old 6% building zone for a 174 m² luxury 3-bedroom villa, and the structural skeleton was constructed to maintain the permit.



Additional information

Features

Connected to electric mains

Investment opportunity

Prime land

Sea view

Easy access to highway

Near amenities

Quiet area

Walking distance to beach

Easy access to main roads

Near bus route

Sea front

Distances

Amenities

 100 m

Airport

 30 km

Sea

 100 m

Public transport

 200 m

Schools

 2 km

Resort

 2 km

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Γ3	10%	10%	8.3 m	2	-

Contact us



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