



#17495

# ? Prime Residential Land for Sale in Pyla – Excellent Investment Opportunity (17495)

📍 Pyla, Larnaca

€1,000,000 +VAT



# Overview

## Specifications

Area

 7800 m<sup>2</sup>

|      |       |            |     |
|------|-------|------------|-----|
| Type | Field | Title deed | Yes |
|------|-------|------------|-----|

## Description

? Prime Residential Land for Sale in Pyla – Excellent Investment Opportunity (17495)

An exceptional opportunity to acquire 7,800 sqm of residential land in the sought-after area of Pyla. Falling within Zone H2 with 90% building density, this plot offers outstanding development potential, ideal for residential projects or a high-yield investment.

Strategically located within walking distance to the university, and close to all essential amenities, the property combines convenience with strong future growth prospects. It also benefits from easy access to the highway, ensuring excellent connectivity to Larnaca and surrounding areas.

Key Features:

- Plot size: 7,800 sqm
- Zone: H2
- Building density: 90%
- Prime investment opportunity
- Walking distance to the university
- Close to amenities
- Easy highway access

? A rare opportunity to invest in a rapidly developing area with high demand and excellent potential returns.



# Additional information

## Features

Connected to electric mains

Elevated

Near bus route

Quiet area

Easy access to highway

Investment opportunity

Panoramic view

Easy access to main roads

Near amenities

Prime land

## Distances

Amenities

 200 m

Airport

 25 km

Sea

 3 km

Public transport

 200 m

Schools

 200 m

Resort

 400 m

## Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|------|--------------|--------------|------------|------------|---------------------|
| H2   | 50%          | 90%          | 8.3 m      | 2          | -                   |

## Contact us



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