



#3516

# Prime Land for Sale in Kivisili, Larnaca - Ideal for Touristic Development! (3516)

📍 Mazotos, Larnaca

€795,000





# Overview

## Specifications

Area		16686 m <sup>2</sup>	
Type	Field	Title deed	Yes

## Description

Prime Land for Sale in Kivisili, Larnaca - Ideal for Touristic Development! (3516)

@EUR 795.000

We are excited to present this exceptional piece of land located in the picturesque area of Kivisili, Larnaca. Spanning over 16,686 square meters, this land offers a unique opportunity for investors looking to capitalize on its strategic beachfront location. Situated in a TOURISTIC ZONE, this property is perfect for the development of hotels, resorts, or other tourism-related ventures.

### Key Features:

- Location: Kivisili, Larnaca, a charming area known for its natural beauty and beachfront ambiance.
- Land Area: 16,686 square meters of prime land ready for development.
- Zoning: G3 (27%) and T2a (73%) - Ideal for tourism-related projects.
- Building Density: 10% (2 floors) - 45% (3 floors) allowing for flexible construction options.
- Coverage: 10% - 20% - Offering a balance of open space and development footprint.
- Height: Up to 8.3 meters (2 floors) - 13.1 meters (3 floors) - Maximizing the potential for stunning sea views.
- Access: Registered Road Access - Convenient access for construction and future guests.
- Orientation: One Side Facing the Road (Frontage) - Allowing for a prominent and visible presence.
- Shape: Regular Shape - Simplifying the construction process.
- Special Features: Steps away from the beach, beachfront property, mesmerizing sea views.

### Additional Information:

This land is a rare find, offering not just a property but a canvas for a breathtaking tourist destination. Imagine creating



# Additional information

## Features

Easy access to highway

Easy access to main roads

Sea front

Sea view

Village view

Walking distance to beach

## Distances

Sea

 30 m


## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
T2a	20%	45%	13.1 m	3	-
Γ3	10%	10%	8.3 m	2	-

## Contact us



**Stavroula Michail**

 (+357) 99810880

 stavroulamichail.lextrus@gmail.com