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<b>Property Code:</b>	A10439	<b>Type:</b>	Sale - Land
<b>Location:</b>	Larnaca - Melini	<b>Plot Area:</b>	6021 m <sup>2</sup>
<b>VAT:</b>	+ VAT		

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**Property features:**

Residential Land      Title Deeds

**Description:**

## Land in Melini for sale

Discover a unique opportunity to own a spacious residential field of 6,021 sq.m. in the tranquil community of Melini, Larnaca. Nestled amidst rolling countryside and natural surroundings, this property offers the perfect setting for a private home, countryside retreat, or future development.

Positioned along a registered asphalt road on its southwestern boundary, the field benefits from a road frontage of approximately 14 meters, ensuring convenient and direct access.

The land's natural landscape is enhanced by mature olive and fruit trees, adding authentic Cypriot charm and character — ideal for those seeking a serene lifestyle close to nature.

Located just 350 m. from the Melini community centre, approximately 23 km from the A1 highway, and 5 km from Ora, the property enjoys easy connectivity while maintaining a peaceful rural ambiance.

**Zoning details:**

- Zone H2 (38%) - Building coefficient: 90%, coverage: 50%, up to 2 floors (8.3m)
- Zone H3 (62%) - Building coefficient: 60%, coverage: 35%, up to 2 floors (8.3m)

There is a separate title deed for this property.

