

RESIDENTIAL LAND FOR SALE IN DERYNEIA

Property Code:	A10919	Type:	Sale - Land
Location:	Famagusta - Derynia	Plot Area:	8199 m ²

Property features:

Joint Venture - Αντιπαροχή	Registered Road	Residential Land	Title Deeds
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Description:

Residential Land for Sale - Deryneia, Famagusta

A prime **residential field of 8,199 m²** located in the well-developed area of **Deryneia**, offering excellent potential for residential or mixed development.

The property falls within **Planning Zone KFE1** with **100% affected percentage**, allowing **140% building density** and **40% coverage**, providing the possibility for a substantial development project of up to **5 floors and 17 meters height**. This makes the land ideal for apartment buildings, residential complexes, or investment projects.

The parcel has a **normal shape**, is **situated directly on a registered road**, and lies **at the same road level**, ensuring easy construction and accessibility. The surrounding environment is established and residential, with **no obstacles or nuisances**, making it suitable for immediate development.

The location offers **convenient access to amenities, bus stops, and main roads**, while also providing **easy connectivity to coastal areas, beaches, and the highway**. Its strategic position in the growing community of **Deryneia** makes it an excellent opportunity for developers and investors.

Key Features:

Location: **Deryneia**, Famagusta District

Total area: **8,199 m²**

Planning Zone: **KFE1 (Residential)**

Affected Percentage: **100%**

Building Density: **140%**

Coverage: **40%**

Maximum Floors: **5**

Maximum Height: **17 meters**

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Parcel Type: **Residential Field**

Access: **On registered road (frontage)**

Parcel Shape: **Normal**

Road Level: **Same level as the road**

View & Environment: **Normal residential surroundings**

Obstacles / Nuisance: **None**

Ready Title Deeds

A **great investment opportunity** in a strategic location with strong development potential.



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