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<b>Property Code:</b>	A11036	<b>Type:</b>	Sale - Land
<b>Location:</b>	Famagusta - Perna	<b>Plot Area:</b>	409 m <sup>2</sup>
<b>VAT:</b>	+ VAT		

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**Property features:**

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Registered Road	Share of Land	Tourist Land
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**Description:**

## Prime Tourist Plot with Residential Investment Potential - Paralimni Area

An excellent opportunity to acquire a 409 sqm share of land in the highly sought-after Paralimni area, one of Cyprus's most attractive destinations for both tourism and permanent living.

Ideally positioned, this plot falls within the Tourist Planning Zone **T10τ2**, offering strong development potential for holiday villas, serviced apartments, or a boutique tourism project. The planning characteristics also provide flexibility for residential investment, making it a versatile option for both rental income and long-term capital growth.

The property benefits from a **building height of 13.5m, building density of 50%**, and **coverage of 25%**, with permission for up to **3 floors**. These parameters allow for well-balanced development while maintaining open space and maximizing usability.

Located close to some of the region's most renowned beaches and within easy reach of amenities, shops, and restaurants, the area combines strong tourist appeal with a relaxed residential environment.

Whether you are looking to develop a holiday property or secure a residential investment in a growing coastal destination, this plot presents an excellent opportunity with significant potential.



