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<b>Property Code:</b>	A11251	<b>Type:</b>	Sale - Land
<b>Location:</b>	Famagusta - Pernera	<b>Plot Area:</b>	850 m <sup>2</sup>

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**Property features:**

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Title Deeds                      Tourist Land

**Description:**

## Land for Sale - Pernera

A great investment opportunity in the highly desirable area of Pernera, just **1km from the sea**. Two adjoining fields are being sold together, offering a total land area of **850 sqm** in a prime residential location.

The property is situated within the **planning zone T1στ2**, providing suitable development potential for residential use, subject to planning permissions. Its size and layout make it ideal for the construction of a private villa, holiday homes, or a small residential project.

**Key Features:**

Total area: **850 sqm (two adjacent fields sold together)**

Location: **Pernera - only 1km from the sea**

**Planning Zone: T1στ2**

**Title Deeds available**

Quiet residential setting with strong investment demand

Easy access to beaches, shops, and amenities

Excellent potential for development or long-term investment

**Planning Zone T1στ2 - Summary**

Tourist / residential zone in coastal areas

Suitable for villas, apartments, holiday homes

Medium to higher building density (varies by plot)

Usually allows up to 2-3 floors

Height approx. 8-13m (subject to approval)

Requires open/green space

Exact building rights confirmed by Planning Authority per plot

A rare chance to secure land in one of Pernera's most popular and fast-developing areas, combining proximity to the sea with solid building potential and full legal documentation.



