

<b>Property Code:</b>	A11613	<b>Type:</b>	Sale - Land
<b>Location:</b>	Larnaca - Pervolia	<b>Plot Area:</b>	4190 m <sup>2</sup>
<b>VAT:</b>	+ VAT		

**Property features:**

Sea View                      Share of Land                      Tourist Land

**Description:**

## Tourist Land for Sale in Pervolia, Larnaca - Prime Development Opportunity

Exceptional tourist-zoned land available for sale in the sought-after area of **Pervolia, Larnaca**, offering an outstanding opportunity for residential or tourism-related development.

**Land Area:** 8,383 sqm

**Planning Zone:** T2α (Tourist Zone)

**Distance to Sea:** Approximately 700 meters

**Location:** Established and rapidly developing area surrounded by modern luxury villas and high-quality residential developments

This well-positioned plot combines tranquility with convenience, making it ideal for investors and developers seeking to capitalize on one of the most attractive coastal areas of the Larnaca district. The property enjoys easy access to the beach while being close to all essential amenities, including supermarkets, restaurants, cafés, schools, pharmacies, and other everyday services.

The area has experienced significant growth in recent years, with numerous contemporary villa projects enhancing its appeal and long-term investment potential. Its proximity to the coastline, combined with the favorable tourist planning zone designation, provides excellent possibilities for the development of holiday villas, luxury residences, or a tourism-oriented project.

**Key Advantages:**

Prime tourist-zone land (T2α)

Only 700m from the sea

Large plot of 8,383 sqm

Surrounded by modern villas and upscale developments

Close to shops, restaurants, and local amenities

Easy access to Larnaca city center and the airport

Strong investment and development potential

**Planning Zone T2α (Tourist Zone)**

**Zone:** T2α Tourist Zone

**Building Density:** 45%

**Coverage Ratio:** 20%

**Maximum Floors:** 3

**Maximum Height:** 13.1 meters

A rare opportunity to acquire a substantial coastal land parcel in one of Pervolia's most desirable and fast-developing locations.



