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<b>Property Code:</b>	A11630	<b>Type:</b>	Sale - Land
<b>Location:</b>	Famagusta - Liopetri	<b>Plot Area:</b>	606 m <sup>2</sup>
<b>VAT:</b>	+ VAT		

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**Property features:**

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Registered Road      Title Deeds      Tourist Land

**Description:**

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## Prime Residential Plot for Sale in Liopetri - Only 700m from the Sea

An exceptional opportunity to acquire a prime residential plot in the sought-after area of Liopetri, ideally located just 700 metres from the coastline and within easy reach of Ayia Napa Marina, pristine beaches, and all local amenities.

Extending to 606 sqm, this well-positioned plot falls within the **Planning Zone T3ε**, offering excellent development potential for a permanent residence, holiday home, or investment project in one of the area's fastest-growing locations.

**Plot Details:**

Plot Size: 606 sqm  
Planning Zone: T3ε  
Building Density: 40%  
Coverage Ratio: 25%  
Maximum Floors: 2  
Maximum Height: 10 metres  
Road Access  
Suitable for Residential Development  
Only 700m from the Sea

The plot benefits from a peaceful setting while remaining conveniently close to shops, restaurants, schools, and recreational facilities. Its proximity to the coastline and the continuous development of the surrounding area make it an attractive choice for both private buyers and investors.

**Key Advantages:**

- Prime location near the sea
- Excellent development potential
- Ideal for a luxury villa or holiday residence
- Easy access to Ayia Napa Marina and surrounding resorts
- Peaceful residential environment
- Strong investment prospects

Whether you are looking to build your dream coastal home or secure a valuable piece of land in a

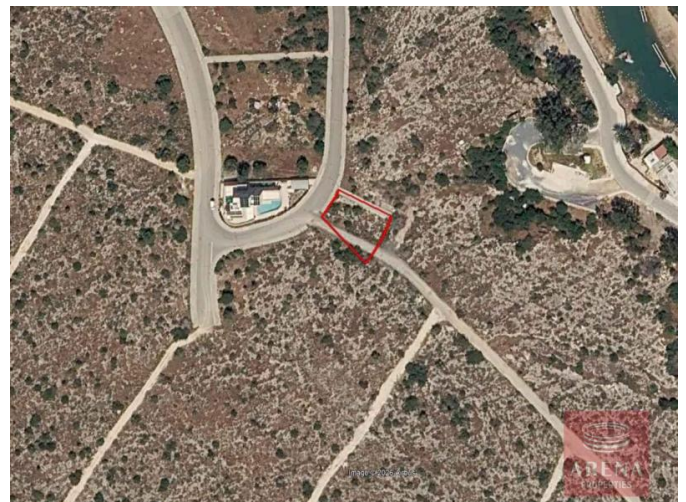
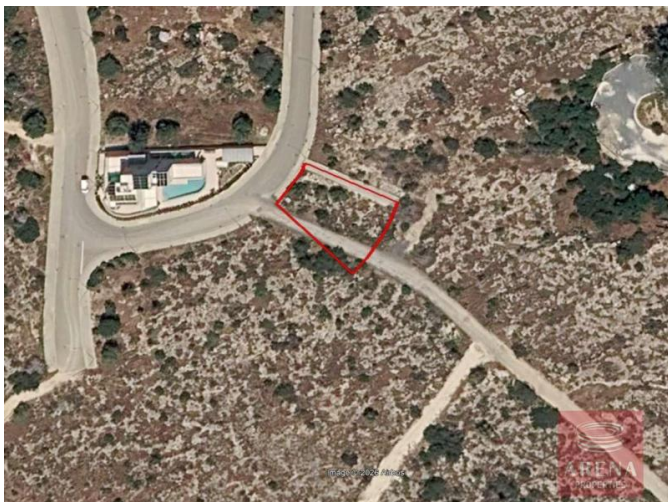
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**PRIME RESIDENTIAL PLOT FOR SALE IN  
LIOPETRI - ONLY 700M FROM THE SEA**

€ 210 000

high-demand area, this plot offers a rare combination of location, development potential, and long-term value.

**A unique investment opportunity in the heart of Liopetri's coastal area.**



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