

|                       |                |                   |                    |
|-----------------------|----------------|-------------------|--------------------|
| <b>Property Code:</b> | A8271          | <b>Type:</b>      | Sale - Land        |
| <b>Location:</b>      | Larnaca - Pyla | <b>Plot Area:</b> | 731 m <sup>2</sup> |
| <b>VAT:</b>           | + VAT          |                   |                    |

**Property features:**

|             |                 |                  |             |
|-------------|-----------------|------------------|-------------|
| Public Road | Registered Road | Residential Land | Title Deeds |
|-------------|-----------------|------------------|-------------|

**Description:**

## Residential Land for Sale in Pyla - 731 m<sup>2</sup> | Just 600m from the Beach

An excellent opportunity to acquire a **731 m<sup>2</sup> residential plot** in the highly sought-after area of **Pyla, Larnaca**, only **600 metres from the beach**.

The property benefits from **direct access via a registered public road**, making it ideal for immediate residential development. It is situated in **Planning Zone H5**, offering attractive development potential with the following planning characteristics:

**Plot Size:** 731 m<sup>2</sup>

**Planning Zone:** H5 (Residential)

**Building Density:** 30%

**Building Coverage:** 20%

**Maximum Floors:** 2

**Maximum Building Height:** 8.3 metres

**Registered Public Road Access**

**Title Deeds Available**

A significant advantage of this property is that it already has a **Planning Permit approved for the construction of two detached houses**, saving valuable time and providing an excellent opportunity for developers or private buyers.

Located in a quiet residential area, the plot is within easy reach of all amenities, schools, shops, restaurants, and the Larnaca-Dhekelia road, while offering quick access to Larnaca city centre and the motorway. The beach is just a short walk away, making this an ideal location for permanent residences, holiday homes, or an investment project.

A rare opportunity to secure a ready-to-develop residential plot in one of Pyla's most desirable locations.



