

PRIME SEAFRONT TOURIST
DEVELOPMENT LAND FOR SALE IN
PERVOLIA

€ 6 200 000

Property Code:	A12066	Type:	Sale - Land
Location:	Larnaca - Pervolia	Plot Area:	20589 m²
VAT:	+ VAT		

Property features:

Registered Road	Sea View	Title Deeds	Tourist Land
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Description:

Prime Seafront Tourist Development Land for Sale -
Pervolia, Larnaca

An exceptional opportunity to acquire one of the few remaining **seafront development sites** in Pervolia, Larnaca. This unique **20,589 m² corner field** enjoys direct access from a registered public road and is located only **50 metres from the beach**, offering outstanding potential for a landmark tourism development.

Most importantly, the property has **already been granted Planning Permit approval**, significantly reducing the development timeline and allowing a purchaser to proceed directly towards implementation.

Property Highlights

- Location: Pervolia, Larnaca
- Plot Size: 20,589 m²
- Seafront Position
- Only 50 metres from the beach
- Corner Plot
- Registered Public Road Access
- Approved Planning Permit
- Master Plan Available
- Freehold Title

Planning Zone - T2β (Tourist Zone)

The property falls within the **Tourist Planning Zone T2β**, allowing for tourism-related developments, including hotels, tourist villas, holiday apartments, resorts, and other approved tourism uses, subject to the issued permit and planning regulations.

Development parameters include:

- Building Density: 45%
- Coverage Ratio: 20%
- Maximum Floors: 3
- Maximum Building Height: 13.10 metres

Investment Advantages

Approved Planning Permit already in place, saving valuable time and development costs.

Master Plan available for review.

Detailed financial analysis, including estimated development costs and projected sales values, has been prepared.

Existing development financing has already been approved and may be transferred to the purchaser, substantially reducing the initial capital required.

The property is being sold as a **freehold plot** (not company shares).

VAT

Asking Price: €6,200,000 + VAT

As the property is sold with an approved Planning Permit, the applicable VAT is **refundable to the purchaser**, with the refund typically processed within approximately **2-3 months**, subject to the relevant authorities' procedures. Assistance with the VAT refund process can be provided.

Further Information

Following the execution of a Non-Disclosure Agreement (NDA), interested parties will receive access to the complete due diligence package, including:

Approved Planning Permit

Approved Master Plan

Architectural drawings and designs

Financial feasibility analysis

Additional technical and planning documentation required for investment evaluation.

This is a rare opportunity to secure a fully prepared, seafront tourism development site in one of Larnaca's most desirable coastal locations, with planning already secured and a significantly reduced path to construction.

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