

Код Объекта:	11343	Тип:	Продажа - Земельный участок
Местоположение:	Фамагуста - Ayia Napa	Участок:	565 м ²
Статус:	Вторичный Рынок		

Особенности недвижимости:

Public Road	Registered Road	Share of Land	Title Deeds
Tourist Land			

Описание:

Tourist plot for sale in Ayia Napa

Prime opportunity to acquire a share of land with a separate title deed in one of the most sought-after locations in Ayia Napa, just 240 meters from the beach.

The property extends to 565 sqm and is ideally situated in the heart of all amenities, including shops, restaurants, cafes, and entertainment venues, making it highly attractive for both residential and investment purposes.

The land falls within Planning Zone T2β, offering excellent development potential. This touristic zone allows for a variety of uses such as holiday apartments, villas, or other tourism-related developments, subject to planning regulations. Key planning parameters typically include:

Building Density: up to 40%

Coverage: up to 20%

Maximum Floors: 3

Maximum Height: approximately 13.1 meters

A building already exists on the plot, providing additional flexibility for renovation, redevelopment, or immediate use.

Its prime location, within walking distance to the beach and surrounded by vibrant amenities, makes this an exceptional investment opportunity with strong potential for rental returns or future development.

