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| <b>Код Объекта:</b> A11820               | <b>Тип:</b> Продажа - Земельный участок |
| <b>Местоположение:</b> Ларнака - Mazotos | <b>Участок:</b> 8362 м <sup>2</sup>     |
| <b>НДС:</b> + VAT                        |   |

**Особенности недвижимости:**

Public Road                      Registered Road                      Residential Land                      Title Deeds

**Описание:**

## Residential Land for Sale in Mazotos, Larnaca - 8,362 sqm

An exceptional investment opportunity in the rapidly developing area of Mazotos. This large residential field extends to **8,362 sqm** and benefits from a **registered public road frontage**, offering easy access and excellent development potential.

Located just **3.5 km from the beach**, the property combines the tranquility of village living with close proximity to the coastline, making it ideal for residential development, private villas, or a housing project.

Property Details

- Location:** Mazotos, Larnaca
- Land Area:** 8,362 sqm
- Planning Zone:** H3 (Residential)
- Registered Road Access:** Yes
- Distance to Beach:** Approximately 3.5 km
- Topography:** Suitable for residential development

Planning Zone H3 Characteristics

- Building Density:** 60%
- Building Coverage:** 35%
- Maximum Floors:** 2
- Maximum Height:** 8.3 metres

The H3 residential zone allows for substantial development potential, making this property suitable for:

- Detached luxury villas
- Residential housing development
- Gated residential community
- Long-term investment with strong future growth prospects

Mazotos is a sought-after coastal village offering a peaceful environment while remaining conveniently connected to Larnaca, Limassol, and the international airport. The area continues to attract both local and international buyers seeking quality residential developments close to the sea. The H3 zoning parameters of 60% density, 35% coverage, two floors, and 8.3m maximum height are consistent with residential development opportunities in the area.

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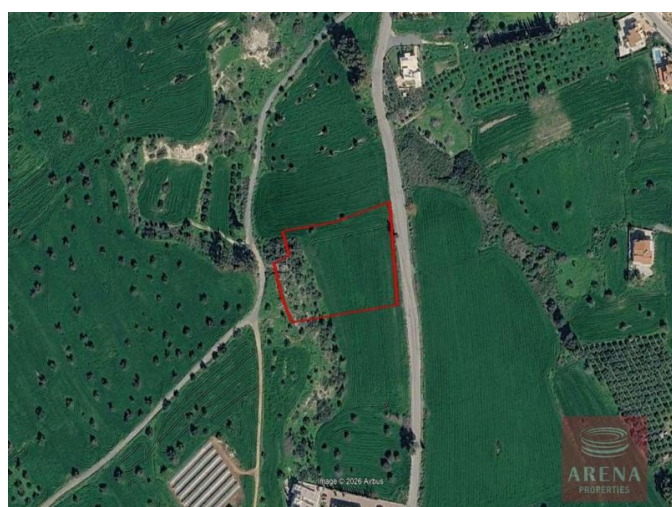
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€ 380 000



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