

Код Объекта:	A8271	Тип:	Продажа - Земельный участок
Местоположение:	Ларнака - Pyla	Участок:	731 м <sup>2</sup>
НДС:	+ VAT		

**Особенности недвижимости:**

Public Road                      Registered Road                      Residential Land                      Title Deeds

**Описание:**

## 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.



