

Код Объекта:	A11953	Тип:	Продажа - Земельный участок
Местоположение:	Фамагуста - Derynia	Участок:	2195 м²
НДС:	+ VAT		

Особенности недвижимости:

Residential Land Title Deeds

Описание:

Residential Land for Sale in Deryneia - 2,195 m²

An excellent investment opportunity in the sought-after area of Deryneia. This spacious residential field extends to **2,195 m²** and falls within the **Kα6 Residential Planning Zone**, making it ideal for residential development or a long-term investment.

Property Details

- Location:** Deryneia, Famagusta
- Land Area:** 2,195 m²
- Planning Zone:** Kα6 (Residential)
- Building Density:** 90%
- Coverage Ratio:** 50%
- Maximum Floors:** 2
- Maximum Building Height:** 8.3 m (subject to local planning regulations)

The property offers excellent development potential for detached homes, semi-detached residences, townhouses, or a low-rise residential project, subject to obtaining the necessary planning and building permits. The Ka6 zone is intended for residential use and allows for low-density developments that complement the surrounding neighbourhood.

Situated in a quiet and established residential area, the land enjoys easy access to schools, supermarkets, local amenities, and the road network, while being only a short drive from the beaches of Protaras and Ayia Napa and the Paralimni town centre.

Whether you are a developer looking for your next project or an investor seeking a prime residential asset in the rapidly growing Famagusta district, this property offers exceptional value and future potential.

Title deed available.



**RESIDENTIAL LAND FOR SALE IN
DERYNEIA**

€ 260 000

