

#1897

11706m² Beach Front Plot

 Maroni, LARNACA

€3,500,000 +VAT





Overview

Specifications

Area

 **11706 m²**

Type	Field	Title deed	Yes
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Description

Prime Beachfront Plot located in Maroni, Cyprus.

Welcome to a unique opportunity to own a beachfront plot in the desirable tranquil setting of Maroni. This stunning piece of land is located directly on the beach, offering breathtaking views and direct access to sandy shores.

KEY FEATURES:

Residential & Tourist Zone - Allows you to build houses/apartments or even a hotel, making it perfect for creating a personal seaside retreat, lucrative rental property or your dream home set on a sprawling plot with no neighbours.

Beach Front Access:

Step out of your future home or investment and onto the beach! Experience the ultimate coastal lifestyle and enjoy sun-soaked days and serene sunsets.

Build Density:

With 30% build factor and a 20% covered factor, you have the flexibility to design a spacious dwelling that maximizes both comfort and aesthetics, all while adhering to the local zoning regulations.

Strategically Located:

Conveniently located just 15 minutes from both Limassol and Larnaca, this property serves as a halfway point between Limassol & Larnaca. Enjoy easy access to city life while residing in a peaceful setting.

Nearby Amenities:

Just 2 minutes to Zygi fishing village, home to an array of delightful fish taverns, where you can savour the freshest catch. Experience local culture and cuisine, enhancing your coastal lifestyle.

Water well on site:

The plot includes a water well, providing a sustainable resource for gardening or any future developments.

Don't miss the chance to secure this exceptional beachfront plot in Maroni! Whether you envision a family home, a vibrant vacation rental, or a smart investment opportunity, this property offers the promise of endless possibilities.

Additional information

Features

Easy access to highway

Easy access to main roads

Sea front

Sea view

Water well

Distances

Sea



0 m

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Res	20%	30%	13.1 m	3	-