

Residential Land in Pyrga

For Sale : **€ 230,000**

Description
Residential Plot with Full Permits and Architectural Plans – Pyrga, Larnaca

An exceptional opportunity to acquire a 2,500 m² residential plot in the peaceful and green area of Pyrga, Larnaca. Ideally located between Limassol, Larnaca, and Nicosia, this ready-to-develop property is fully approved for residential construction and eligible for the reduced 5% VAT rate—one of the last remaining projects in Cyprus under current regulations.

Key Features:

– Plot Area: 2,500 m²
– Planning Zone: H5
– Building Density: 30%
– Coverage Ratio: 20%
– Maximum Height: As per zone regulations
– Status: Title deed available, planning and building permits approved

Development-Ready:
The property comes with complete architectural plans, electrical and mechanical studies, environmental and soil reports, and a finalized land separation permit. All necessary documentation is in place, allowing immediate construction start without delay.

Design & Engineering:
The design achieves top environmental ratings and is fully harmonized with the natural surroundings. A full tender package has been prepared by five reputable construction firms, with cost analysis conducted by a professional Quantity Surveyor, significantly reducing development overhead.

Location Advantages:
– Easy access to major highways connecting to Limassol, Larnaca, and Nicosia
– Quiet, green surroundings with a scenic landscape
– Ideal for a private villa or low-density residential development

This plot offers a rare combination of location, legal readiness, and eco-conscious design. It is an excellent opportunity for individuals or developers looking to build in a well-connected yet tranquil setting.

Details

Property Type: **Land** Status: **Available** Website

Main Features

Property Subtype: **Plot**

Area

Plot Area: **2,500m²**

Gallery















