

# Plot in Agia Napa, Famagusta

For Sale : **€ 12,000,000**

**Description**
Prime Seafront Plot – Exceptional Investment Opportunity in Ayia Napa / Cape Greco
Situated in one of the most breathtaking coastal settings between Ayia Napa and Cape Greco, this expansive 14,172 sq.m plot offers a rare chance to create a landmark project in one of Cyprus's most iconic destinations. Just meters from the turquoise waters and dramatic coastline of Cape Greco, the land enjoys uninterrupted panoramic sea views, a serene natural environment, and proximity to some of the island's most visited attractions.
Development Potential
This plot is uniquely versatile, offering four distinct development options to suit both residential and hospitality investment strategies:
Exclusive Villa Community – Development of 12 luxury villas, each averaging 300 sq.m, set on individual plots of approximately 1,000 sq.m. These residences would provide privacy, space, and direct access to the sea, appealing to discerning buyers seeking premium coastal living.
4-Star Hotel Concept – Creation of a 4-star hotel with approximately 110 rooms. Perfectly positioned for leisure travelers, this option would capitalize on Ayia Napa's established tourism infrastructure while offering a more affordable yet stylish hospitality solution.
5-Star Resort Hotel – Development of a 5-star luxury hotel with 100 rooms. This option targets the high-end hospitality market, combining premium facilities with a world-class location. With demand for luxury tourism in Cyprus steadily growing, this represents a strong long-term investment.
Alternative Mixed-Use Concept – The plot may also be adapted to suit other residential or resort-style projects that balance both lifestyle and investment appeal, tailored to market demand.
Location Advantages
Seafront Setting – Only a few meters from the coastline, offering direct views of the turquoise Mediterranean.
Cape Greco Proximity – Surrounded by one of Cyprus's most visited natural landmarks, famous for its unspoiled beauty, hiking trails, and crystal-clear waters.
Accessibility – Just minutes from Ayia Napa's town center, with its vibrant nightlife, restaurants, and shopping. Larnaca International Airport is within a 40-minute drive.
Tourism Hub – Ayia Napa remains one of Europe's most popular destinations, ensuring year-round rental and hospitality demand.
Key Highlights
Land size: 14,172 sq.m (net)
Prime seafront location with unobstructed views
Multiple development options: luxury villas or hotels
Growing demand for luxury tourism in Cyprus
Excellent accessibility and investment value
This plot presents an unparalleled opportunity for visionary developers and investors to shape a prestigious project in one of Cyprus's most exclusive coastal areas.

## Details

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

## Main Features

Property Subtype: **Plot**

## Area

Plot Area: **14,172m²**

## Further Details

Storage Space

# Gallery





