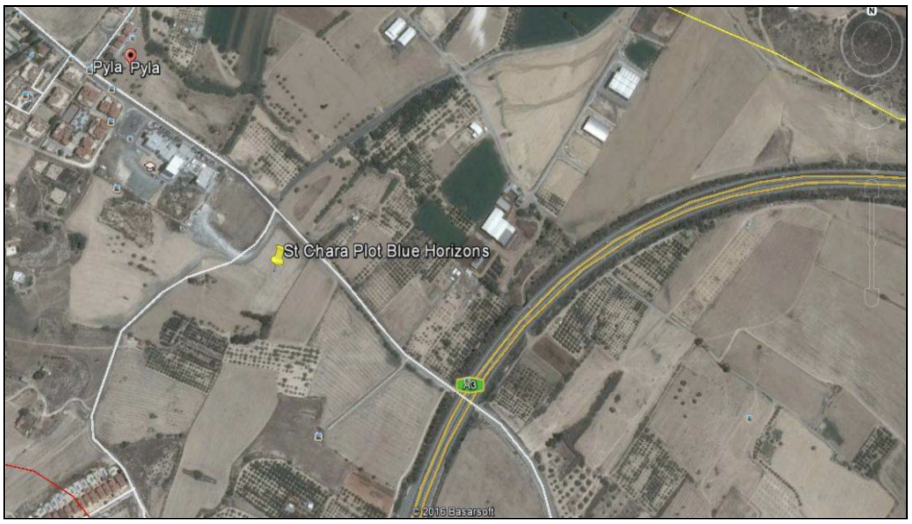

Residential Land Plot in Pyla, Larnaca

For Sale : **€ 1,100,000**

Description
Residential Land Plot in Pyla, Larnaca

This excellent residential land plot is located in the popular village of Pyla in the Larnaca district, offering an outstanding development opportunity in a peaceful and well-established community.

Development Potential
The plot benefits from a strong development framework, allowing for a building density of 90% and a coverage ratio of 50%, with permission for up to 2 floors. These parameters provide significant flexibility for a range of residential development concepts, including detached homes, semi-detached residences, or a small-scale residential complex — ideal for developers, investors, or individuals looking to build a custom home in a quiet village setting.

Location
Pyla is a historic and well-connected village situated centrally between Larnaca and Nicosia, with easy access to the A3 motorway and major arterial roads. The village itself offers all essential daily amenities including schools, supermarkets, restaurants, cafés, medical facilities, and a strong sense of local community. Its strategic position offers both the tranquility of village life and convenient access to the larger urban centres and the Larnaca coast.

Overall Opportunity
The combination of generous plot size, favourable zoning regulations, and a desirable location makes this property a compelling option for residential development or long-term investment. With the local market showing steady demand for new-build homes in well-positioned village locations, this plot offers strong potential for value appreciation and end-user demand.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **Pyla 658/659**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**

Area

Plot Area: **7,822m²**

Energy & Heating

Energy Efficiency Grade: **Not Required**