

Residential Plot in Psevdas, Larnaca

For Sale : **€ 975,000**

Description
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This excellent residential land plot is located in the village of Psevdas in the Larnaca district, offering an outstanding development opportunity in a peaceful rural setting with easy access to both the coast and the urban centres of Larnaca and Limassol. The plot measures 9,996 m² and is registered under Plot No. 743 (Sheet/Plan 40/42, Reg. No. 0/4739), located in the Kokkini area and zoned H2 — a residential development zone.

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
Psevdas is a traditional Cypriot village located between Larnaca and Limassol, offering an authentic rural lifestyle while remaining within easy reach of the A1 motorway and main road network. The area is known for its peaceful atmosphere, open landscapes, and proximity to nature, while still being within a short drive of Larnaca city, Larnaca International Airport, and the southern coast. Local amenities including shops, cafés, and tavernas are available within the village.

Overall Opportunity
The combination of a generous near-10,000 m² plot, favourable zoning regulations, and a desirable location between two major cities makes this property a compelling option for residential development or long-term investment. With increasing demand for tranquil village locations close to the coast and urban infrastructure, this plot offers strong potential for value appreciation and end-user demand.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **Psevdas 743**
Website

Main Features

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

Area

Plot Area: **9,996m²**

Energy & Heating

Energy Efficiency Grade: **Not Required**