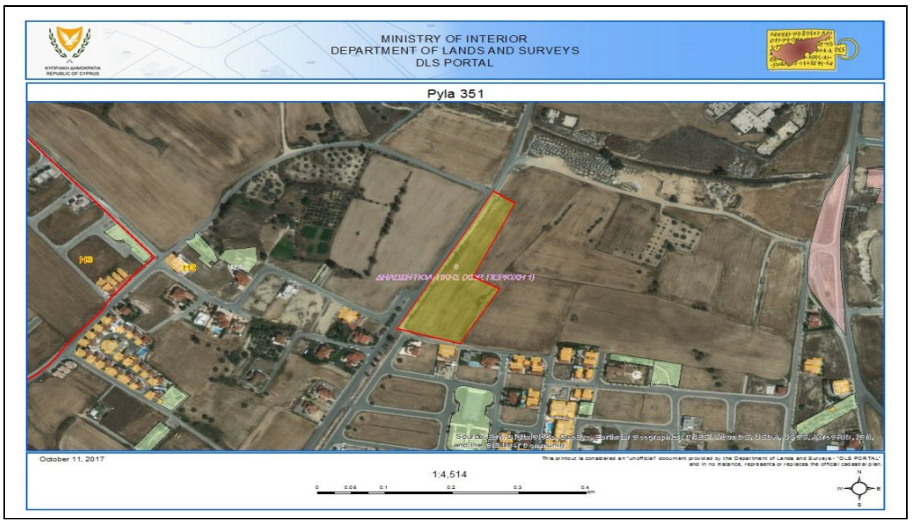

Residential Land Plot in Pyla, Larnaca

For Sale : **€ 1,500,000**

Description
Residential Land Plot in Pyla, Larnaca

This exceptional residential land plot is located in the popular and rapidly developing village of Pyla in the Larnaca district, offering a substantial development opportunity just minutes from the coast and the city of Larnaca. The plot measures 12,487 m² and is registered under Plot No. 351 (Sheet/Plan 41/10, Reg. No. 0/6283), located in the Bergi 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. Given its generous 12,487 m² size, these parameters provide significant flexibility for larger-scale residential development concepts including detached homes, semi-detached residences, or a full residential complex — ideal for developers, investors, or individuals looking to undertake a meaningful residential project in a desirable suburban location.

Location
Pyla is one of the most strategically located villages in the Larnaca district, situated between Larnaca city and the popular tourist destinations of Dhekelia and Ayia Napa. The area enjoys excellent connectivity to Larnaca International Airport, the A3 motorway, and major coastal routes, while offering a relaxed lifestyle with a mix of traditional village character and modern residential development. Local amenities including shops, restaurants, schools, and the beaches of Larnaca Bay are all within easy reach.

Overall Opportunity
The combination of an exceptionally generous plot size of over 12,000 m², favourable zoning regulations, and a prime location with strong infrastructure links makes this property a standout option for residential development or long-term investment. With continued growth in demand for residential property in the broader Larnaca area, the plot offers excellent potential for value appreciation and end-user demand, particularly suited to multi-unit residential development.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **Pyla 351**
Website

Main Features

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

Area

Plot Area: **12,487m²**

Energy & Heating

Energy Efficiency Grade: **Not Required**