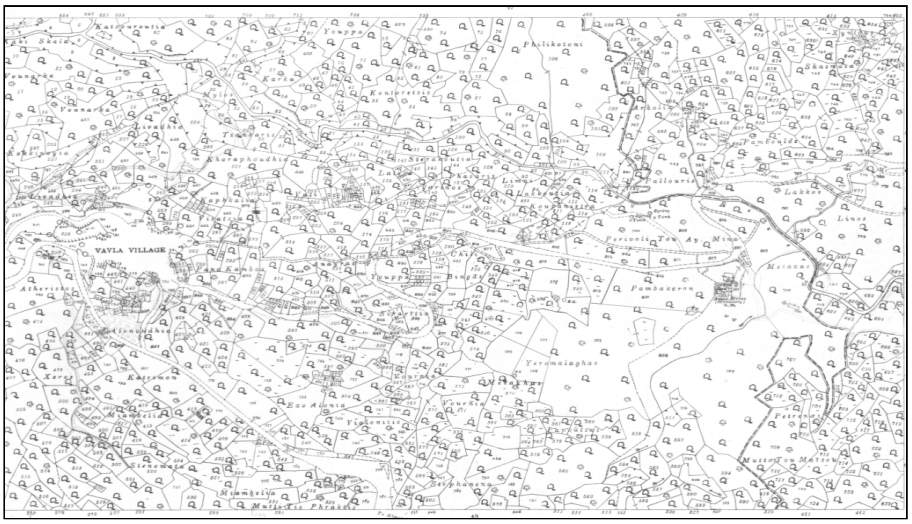

Residential Land Plot in Vavla, Larnaca

For Sale : **€ 35,000**

Description
Residential Land Plot in Vavla, Larnaca

This affordable residential land plot is located in the picturesque traditional village of Vavla in the Larnaca district, offering a peaceful and authentic Cypriot setting at an exceptionally accessible price point. The plot measures 465 m² and is registered under Plot No. 298 (Sheet/Plan 49/35, Reg. No. 0/8832), located in the Kampos area and zoned H3 — a residential development zone.

Development Potential
The plot benefits from a development framework allowing for a building density of 60% and a coverage ratio of 35%, with permission for up to 2 floors. These parameters are well-suited to a single detached residence or a small holiday home — ideal for individuals looking to build a private retreat in a tranquil mountain village setting.

Location
Vavla is a traditional Cypriot village situated in the southern foothills of the Troodos Mountains, known for its stone-built architecture, panoramic countryside views, and authentic rural lifestyle. The area is increasingly popular for those seeking a peaceful escape close to nature, while still being within reasonable driving distance of Larnaca city, the airport, and the southern coastline. Nearby attractions include the historic Stavrovouni Monastery and the scenic landscapes of the Larnaca-Lefkara region.

Overall Opportunity
The combination of a buildable plot size, residential zoning, and an exceptional asking price makes this an accessible entry point into Cypriot property ownership. Particularly suited to those looking to build a personal holiday or retirement home in a unique mountain village setting, with strong appeal for nature lovers and buyers seeking authenticity over urban convenience.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **Vavla 298**
Website

Main Features

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

Area

Plot Area: **465m²**

Energy & Heating

Energy Efficiency Grade: **Not Required**