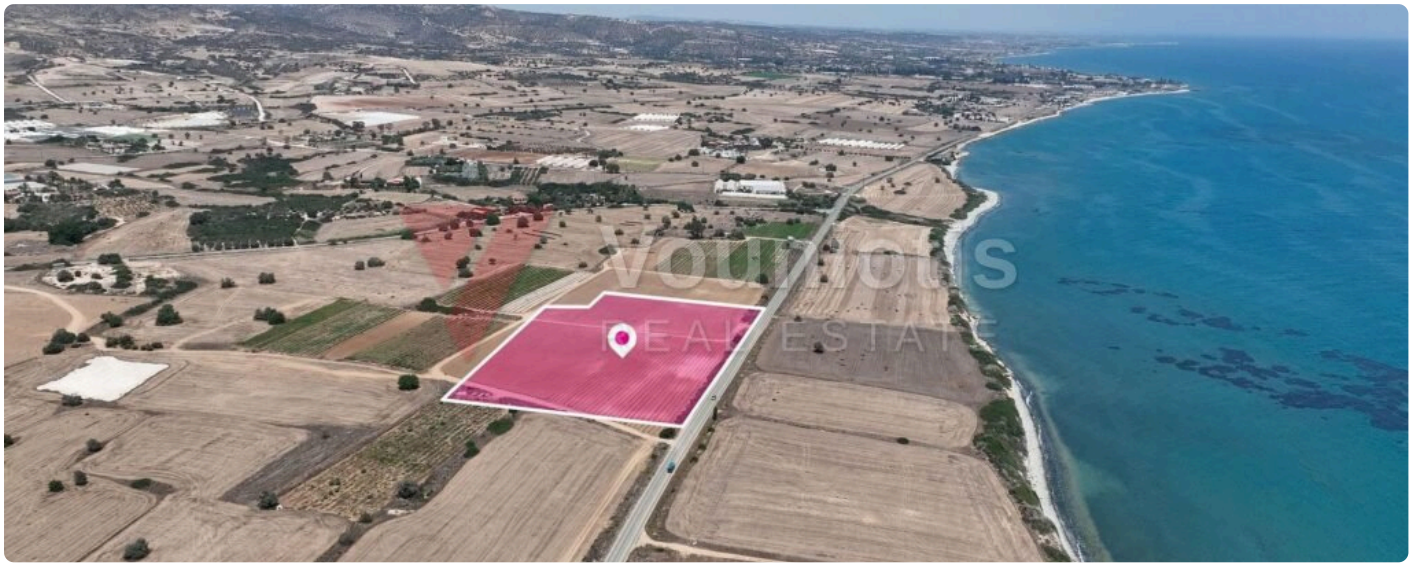
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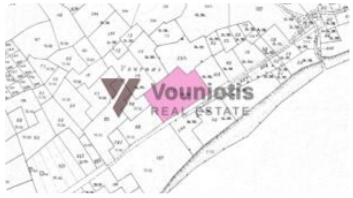
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Field in Maroni, Larnaca

€ 450,000

Maroni, Larnaca

TYPE	AREA	BUILD FACTOR	SITE COVERAGE
Residential Field	**19,332 m²**	**6%**	**6%**

PLANNING ZONE	REFERENCE
Z1	**LAR-APT-2026-00018**

Expansive 19,332sq.m. agricultural field with unobstructed sea views, located in the rural outskirts of Maroni, Larnaca Property Highlights: • Total Field Area: 19,332sq.m. • Surface: Level • Access: Asphalt road. • Road Frontage: 170 meters Key Features: A large land parcel ideal for long-term investment. It provides a peaceful environment away from the bustle while remaining within approximately a 5-minute drive from the nearest village. Location: • Approximately 4.5km from the Zygi community centre • Approximately 280m from the T3B touristic zone • Approximately 150m from the beachfront The property falls within Zone Z1, with a building coefficient of 6%, coverage of 6%, and permission for 2 floors (8.3m) of construction. Additionally, the land is located inside a protected Ancient Monument area, meaning any future building or development faces strict legal regulations. Before making any official plans, or starting construction, the buyer must notify the Department of Antiquities. There is a separate title deed for this property.

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