



## Sea View Touristic field in Agios Theodoros, Larnaca

€260,000 +VAT

 Mazotos, Larnaca

An exceptional investment prospect is now available: an 8,027 sq.m. touristic land parcel in the sought-after area of Ayios Theodoros, Larnaca. Situated only 130 meters from the coastline, this level plot benefits from uninterrupted sea views and an excellent setting for tourism-focused projects such as a boutique resort, holiday residences, or luxury villas.

The location combines peaceful surroundings with convenient access, lying approximately 8 km from the village center and 11 km from the motorway, ensuring both privacy and connectivity. This area continues to attract strong interest, making it a strategic choice for long-term development.

The property is offered with a separate title deed. It falls within planning Zone T3β, allowing a 30% building density, 20% site coverage, and development of up to three floors, with a maximum height of 13.1 meters.

Area

 8027 m<sup>2</sup>

