



#5658

## Touristic Field For Sale Next To The Sea In Maroni, Larnaca

€1,300,000 +VAT

 Maroni, Larnaca

This exceptional tourist field is located in the highly desirable coastal area of Mazotos, Larnaca, just moments away from the sea, offering a total land area of 6,260 sq.m. The property enjoys a privileged position near the coastline, surrounded by a blend of residential and touristic developments, making it an outstanding investment opportunity.

The field falls within a tourist planning zone, offering attractive development parameters with a building density of 30%, coverage of 20%, maximum height of 13.1 meters, and allowance for up to 3 floors. These coefficients make it ideal for the development of holiday villas, a boutique hotel, or other tourism-related projects.

The land features a relatively flat surface and benefits from easy access, further enhancing its development potential. With a clear title deed available, the property ensures a secure and straightforward transaction.

Combining its prime seaside location, generous size, and strong development potential, this is a rare opportunity to acquire a premium investment asset in one of Larnaca's most promising coastal areas.

Area

 6260 m<sup>2</sup>

