

## 2,888m<sup>2</sup> Plot for Sale in Maroni, Larnaca District

Reference ID: #SA26260  
Price details: €2,500,000 +VAT  
This land falls under T3ε zoning and thus provides for 40% build factor, 20% cover, 3 floors and maximum height 13.1m. Only 10M distance from the beach. This land is ideal for the development of detached holiday houses the asset has unique characteristics (excellent location, size and planning zone), offering flexibility to potential investors who seek land for residential purposes . The properties in this area have good proximity to the Larnaca city centre as they have easy access to the Limassol motorway. 2,880m<sup>2</sup>, 30-40% density. Ideal for 2-3 beach villas or a boutique hotel. Plans for 2 Villas and division submitted for plann... X

Property Info	Plot / Area Info	Additional info	
		Reference Number	<b>SA26260</b>
Plot area	<b>2888</b>	Property type	<b>Land and Plots</b>
		Condition	<b>Pre-Owned</b>

Amenities	Location	
	<b>Location:</b> Maroni	Region: <b>Larnaca</b>
	Coordinates: <b>34.732701369577 / 33.359530245029</b>	

**Price: €2 500 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€96 600.00</b> <b>€866.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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**Representative: Smart Assets**

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**Price change history**

€1 500 000 on Oct 19, 2023

€2 500 000 on Jun 20, 2025

