

#8965

60,000 m² Beach Front Development Land in Pervolia, Larnaca

 Perivolia Larnakas, Larnaca

€14,750,000 +VAT





Overview

Specifications

Area

 **60000 m²**

Type

Development Land

Title deed

Yes

Description

Prime Beachfront Development Opportunity in Pervolia, Larnaca – 60,000 m² of Absolute Seafront Land

Discover one of the last remaining substantial beachfront parcels on Cyprus's stunning southern coast. This exceptional 60,000 m² plot sits directly on the golden sands of Pervolia, offering uninterrupted panoramic views across the Mediterranean Sea and direct private access to the beach.

Key Highlights:

- Absolute beachfront position with no roads between the land and the sea
- Only 15 minutes' drive from Larnaca International Airport
- Easy access to Larnaca (16 km), Limassol (70 km), Nicosia (55 km) and the island's motorway network
- Located in the sought-after "Epavli" beach area, just 1 Km from Pervolia village centre
- Wide range of amenities nearby: shops, restaurants, supermarkets, banks, schools and the iconic Pervolia lighthouse

Unrivalled Development Potential (subject to planning permission):

Situated in the highly desirable Tourist Zone T2E, this land is perfect for premium hospitality or residential projects including:

- Luxury beachfront hotel or boutique resort
- Exclusive tourist village or aparthotel complex
- Private villa community
- High-end condominiums or mixed-use commercial/residential scheme

Indicative Buildable Area:

- Up to approx. 26,955 m² gross floor area for hotel/resort projects (45% building density)
- Up to 3 floors and 13.1 m height permitted for hotels
- Lower densities of 40% (tourist villas) or 30% (residential) also available



Additional information

Features

Country view

Mountain view

Near bus route

Sea front

Walking distance to beach

Easy access to main roads

Municipal water/sewage

Prime land

Sea view

Investment opportunity

Near amenities

Quiet area

Village view

Distances

Amenities



3.5 km

Airport



10 km

Sea



0 m

Public transport



100 m

Resort



15 km

Contact us



Andreas Chouloudes

📞 (+357) 94098260

✉️ andreas@cyprusdomus.com

