

175229

# RESIDENTIAL PLOT FOR SALE FOOTSTEPS AWAY FROM THE BEACH IN AYIA NAPA

 Ayia Napa, Famagusta

€12,500,000





# Overview

## Specifications

Area

 **14172 m<sup>2</sup>**

Type

**Development Land**

## Description

Residential plot for sale, located in Ayia Napa area. Only footsteps away from the beach. Two minutes away from Ayia Napa center, five minutes away from Paralimni center and 10 minutes away from Ptochiaras.

Also close to all amenities like supermarkets, shops, bars and restaurants and also 35 minutes from Larnaca airport.

This plot has: road area, green area deduction 15%, net area for development 14172 sq.m, allowable building coefficient 25% and extra coefficient (solar energy) 5%.

The final structure rate is 3720 sq.m.

Proposed site plan: 14 residences

House area: 265 sq.m (Lower floor 135 sq.m)

Plot area for each house: 800 sq.m - 1126 sq.m

Private swimming pool

The final structure rate will be: 3720 sq.m - 14 residences x 265 sq.m

Construction cost: 7.440.000 Euros (3720 sq.m x 2000 Euros)

Total cost 19.940.000 Euros

Average selling price: 28.000.000 Euros ( 2.000.000 x 14 residences)

Profit : 8.060.000 Euros

Average Profit : 40%

(based on the cost)



# Additional information

## Features

Near amenities


Sea view

Walking distance to beach

## Contact us



### Office Properties

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