



## Excellent Plot of land for sale in Ayia Napa Cyprus



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### Listing details

Property for: Sale  
Price: USD 12,935,039.63

### Location

Country: Cyprus  
Address: Archiepieskopou Makariou III  
ZIP code: 5330  
Posted: Jul 24, 2025

Description:  
Excellent Plot of land for sale in Ayia Napa Cyprus

Esales Property ID: es5554699

Makarios Avenue 32  
Ayia Napa  
Ammochostos  
5330  
Cyprus

Prime Development Opportunity: Expansive Land in the Heart of Ayia Napa, Cyprus

An exceptional and rare opportunity has emerged to acquire a substantial land parcel strategically located in the very heart of Ayia Napa, Cyprus, one of the Mediterranean's most sought-after and popular tourist destinations. This prime property offers unparalleled potential for commercial ventures or significant development, boasting an enviable position just a 5-minute walk from both the pristine beaches and the bustling harbour. This is a chance to establish a significant presence in a high-demand, high-traffic



location.

## Unrivaled Location in Ayia Napa's Commercial Epicentre

The property's location is, without exaggeration, its most compelling asset. Situated directly on Ayia Napa's main tourist road, it is enveloped by a vibrant and constant flow of commercial activity. This central position ensures maximum visibility and accessibility, critical factors for any successful development or business operation.

The immediate surroundings further highlight its strategic value:

- \* **Casino Border:** To one side, the property directly borders a popular casino, drawing significant footfall and an affluent clientele. This proximity creates synergies for entertainment, hospitality, or retail ventures.
- \* **Restaurant Row:** The other side of the property is lined with an array of restaurants, contributing to the area's lively atmosphere and ensuring a steady stream of potential customers or visitors.
- \* **Opposite a Supermarket:** Directly across the road, a supermarket provides essential amenities for residents and tourists, further establishing the area as a convenient and frequented hub.
- \* **Hotel Neighbourhood:** The surrounding neighbourhood is densely populated with numerous hotels, guaranteeing a constant influx of tourists and creating a captive audience for commercial enterprises.

This unique combination of factors – direct main road frontage, proximity to key entertainment, dining, retail, and accommodation providers – positions this land as a truly unrivaled development site in Ayia Napa.

## Substantial and Versatile Land Area

The property comprises two adjoining plots, numbered 31 and 32, offering a formidable total land area of 8,036 square meters (approximately 2 acres). Specifically, plot 31 measures 2,145 m<sup>2</sup>, and plot 32 spans a substantial 5,891 m<sup>2</sup>. This significant size provides immense flexibility and potential for a wide range of large-scale commercial or residential developments, something increasingly rare in such a prime location within a mature tourist resort.

The expansive nature of these combined plots allows for comprehensive planning, enabling developers to create a multifaceted project that maximizes the site's potential. Imagine the scope for:

- \* **Luxury Hotel or Resort:** Capitalize on the surrounding hotels and develop a new, high-end accommodation option to cater to Ayia Napa's growing tourist market.
- \* **Mixed-Use Development:** Integrate retail spaces, restaurants, entertainment venues (e.g., bars, clubs), and potentially residential apartments to create a vibrant hub that serves both tourists and locals.
- \* **Commercial Complex:** Build a large shopping center, a themed entertainment park, or a convention centre to attract larger crowds and events.
- \* **Residential Complex:** Develop premium apartments or holiday homes, offering residents the convenience of city-centre living coupled with immediate beach access.
- \* **Leisure & Entertainment Hub:** Create a comprehensive complex featuring various attractions, nightlife



venues, or bespoke leisure facilities.

The size and prime location are pivotal for executing ambitious projects that demand substantial footprint and high visibility.

## Ayia Napa: Cyprus's Tourism Powerhouse

Ayia Napa itself is a global brand, synonymous with vibrant tourism and beautiful beaches. Located on the southeastern coast of Cyprus, it has evolved from a small fishing village into one of the Mediterranean's most dynamic and popular tourist resorts, attracting millions of visitors annually. Its reputation is built on:

- \* **World-Class Beaches:** From the iconic Nissi Beach to the quieter Macronissos Beach, Ayia Napa boasts stunning sandy shores and crystal-clear turquoise waters that consistently win Blue Flag awards.
- \* **Vibrant Nightlife:** It is famous for its lively entertainment scene, with numerous bars, clubs, and pubs drawing a young, energetic crowd.
- \* **Family-Friendly Attractions:** Beyond the nightlife, Ayia Napa also caters to families with attractions like WaterWorld Waterpark, mini-golf courses, and a wide array of restaurants.
- \* **Cultural and Natural Beauty:** The area offers cultural sites like the Ayia Napa Monastery, and natural wonders such as the Cape Greco National Forest Park, with its sea caves, cliffs, and hiking trails.
- \* **Growing Tourism Sector:** Cyprus's tourism sector continues to grow, with increasing numbers of arrivals and investments, making it a robust market for hospitality and leisure developments.

This robust and sustained tourism industry provides a strong foundation for any commercial or development project undertaken on this prime land parcel. The constant influx of visitors ensures a steady demand for accommodation, dining, entertainment, and retail services.

## Investment Potential and Market Dynamics

Investing in land in such a pivotal location within Ayia Napa offers significant potential for capital appreciation and strong returns on investment. The scarcity of large, centrally located plots in established tourist resorts like Ayia Napa means that opportunities like this are increasingly rare and valuable.

Key investment considerations include:

- \* **High Demand:** Ayia Napa's established reputation as a top tourist destination guarantees high demand for quality accommodation, commercial spaces, and leisure facilities.
- \* **Strategic Growth:** The Cypriot government continues to invest in tourism infrastructure, including marina developments and resort upgrades, further enhancing the region's appeal.
- \* **Favorable Business Environment:** Cyprus offers an attractive business and investment environment, including a stable legal framework, competitive tax rates, and a welcoming approach to foreign investment.
- \* **Resilience of Tourism:** Despite global challenges, Cyprus's tourism sector has demonstrated resilience and a strong capacity for recovery, highlighting the long-term viability of tourism-related investments.
- \* **Versatility:** The land's size and zoning potential (to be confirmed through due diligence, but suggested



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by surrounding commercial activity) allow for diverse development strategies, mitigating risk by enabling multiple income streams from a single site.

This expansive land parcel in the very heart of Ayia Napa is not merely a piece of real estate; it is a strategic gateway to a thriving tourism economy. Its unrivaled location, combined with substantial size and the dynamic surrounding commercial environment, presents an unmissable opportunity for visionary developers and investors looking to make a significant mark in one of the Mediterranean's most exciting destinations. The direct access to beaches, harbour, and a vibrant array of amenities ensures any future development will benefit from maximum exposure and a constant flow of visitors. This is a chance to shape the future landscape of Ayia Napa.

## About the Area

Ayia Napa, located on the southeastern coast of Cyprus, is a vibrant and immensely popular resort town, famous for its stunning sandy beaches and lively atmosphere. Once a small fishing village, it has transformed into a premier Mediterranean tourist destination, drawing millions of visitors each year from across the globe. While it's particularly well-known for its energetic nightlife, with a wide array of bars and clubs, Ayia Napa also offers a diverse range of attractions for families, couples, and those seeking a more relaxed holiday. Its 14 beaches have consistently been awarded the prestigious EU Blue Flag for their cleanliness, facilities, and crystal-clear turquoise waters.

Beyond the sun-drenched shores and bustling entertainment, Ayia Napa boasts a rich cultural heritage and natural beauty. The town's main landmark is the historic Ayia Napa Monastery, a serene Venetian-era structure standing in the central square, offering a glimpse into the area's past. For nature lovers, the nearby Cape Greco National Forest Park provides breathtaking sea caves, dramatic cliffs, and scenic hiking trails, perfect for exploring the island's unique coastal landscape. The Thalassa Municipal Museum delves into Cyprus's marine history, while various festivals and events throughout the year showcase traditional Cypriot music and dance.

The development of Ayia Napa has seen it grow into a well-equipped tourist hub, offering a vast array of services and amenities. From fresh seafood tavernas at the harbour to diverse international restaurants, and from boutique shops to large supermarkets, everything a visitor or resident might need is readily available. The resort has invested heavily in modern infrastructure, including the ongoing development of a new state-of-the-art marina, further enhancing its appeal as a high-quality destination. This blend of natural beauty, historical intrigue, and modern conveniences solidifies Ayia Napa's position as a leading Mediterranean resort.

For air travel, Larnaca International Airport (LCA) is the nearest and most convenient airport to Ayia Napa. Located approximately 58 kilometers away, the drive typically takes around 40-45 minutes. LCA is Cyprus's main international gateway, offering numerous flights to and from major cities across Europe, the Middle East, and beyond. While Paphos International Airport (PFO) is another option on the island, it's significantly further, roughly 140-150 kilometers away, with a driving time of approximately 1.5 to 2 hours. Most visitors choose Larnaca for its proximity and ease of transfer to Ayia Napa.

## Main Features



- \* 8036 m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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### **Common**

Finished sq. ft.: 8036 sq m

Lot Size: 8036 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.345.986

