



2 plots of Beachfront Development Land For Sale in Mazotos Cyprus



Agent Info

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Listing details

Property for: Sale
Price: USD 1,273,351.34

Location

Country: Cyprus
State/Region/Province: Larnaka
City: Mazotos
ZIP code: 7577
Posted: Aug 19, 2026

Description:
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Esales Property ID: es5553606

Mazotos
Larnaca District
Cyprus

Here we present an excellent plot of land in one of the most sought-after areas for development right now in Cyprus.

2 Plots of beachfront land for sale is in Mazotos Cyprus perfect for someone looking to develop multiple properties to put on the open rental market.

Plot 1 — The property under valuation is located in the location 'Parasolia', within the community boundaries of the community of Kivisili in the District of Larnaca and is about 4 in a straight line



kilometers south of the core (center) of the community, approx. 240 meters northwest from the coastline of the beach and about 650 meters south of the coastal road connecting the Mazotos-Kivisili communities. The immediate area of the property is characterized by properties of a similar nature to the one under field examination, such as unexploited tourist fields, most of which Grown. Further, the direct area of the property under consideration is served by public central services, such as electricity and water. As mentioned above, the property under consideration is a tourist field with number plot 18 and has an area of 6,870sq.m. The field in question bears an almost rectangular shape, with a relatively flat and smooth surface; According to the Official Cadastral Plan, the examination field abuts on a publicly registered, dirt road along the south-east of the border, holding a total face of about 64 meters. Further It is about 10 meters southeast of a road under registration, which during the on-site inspection was found to be asphalted, as well as about 250 meters to the east from a river.

Plot 2 — The property under valuation is located in the location 'Ag. Xorinos', within Community limits of the community of Mazotos in the Larnaka district and is about 1.2 in a straight line kilometers east of the core (center) of the community, approx. 150 meters northeast of the Kostas Argyros museum, about 700 meters north of the park camels and about 640 meters north of the coastal road connecting the communities

Mazotos-Kivisili. The immediate area of the property is characterized by residential and agricultural property, such as unexploited fields (residential and agricultural), some of which are cultivated, blocks of independent and semi-detached houses of ordinary appearance and average cost construction and some villas. Further, the immediate area of the property under consideration It is served by public central services, such as electricity and water. As mentioned above, the property under consideration is a residential field with number plot 311 and has an area of 7,024sq.m. The field in question bears irregular (almost rectangular) shape, with a relatively flat and smooth surface. According to the Official Cadastral Plan the field under consideration abuts on a publicly registered, earthen road along its southeastern border, possessing a total face, about the 128 meters Further, inside the plot there is low vegetation and some trees (carob and olive trees).

Corodinales of Both plots are as follows copy and paste into Google Maps

34.806102,33.501681 land 311

34.802217,33.523044 Land 18

About the Area

Mazotos is a village in the Larnaka province, located about 20 kilometres southwest of the city. The village is built on a coastal plain at an average altitude of 35m. The village of Mazotos borders the village of Alaminos to the west, the village of Anofotia to the northwest and the village of Kiti to the east. The magnificent view of Mazotos towards the endless blue of the sea combined with the traditional neighbourhoods give it unique beauty and picturesque surroundings in the village. Walking through the narrow streets, the traditional houses of folk architecture that pop up one next to the other create an impression. Among the newly built houses there are now restored houses that hold popular Cypriot architecture.



Mazotos is very popular with triathlon as well as mountain bike athletes from all over the world that come for their winter training in the area. The Kite Surfers Beach is favourite hotspot with a very welcoming bar while Mackenzie Beach offers an excellent windsurfing school with the latest equipment and world class trainers. For scuba divers, there are various ship wrecks to explore the most famous of which is Zinovia.

Chirokitia Stone Age Settlement dating back more than 5000 years and Amathounta are must see archeological sites. For the younger guests, the nearby Camel Park and Donkey Farm are definitely worth a visit.

Cyprus' east coast has a reputation for being something of an insomniac. Over the years, the lively town of Ayia Napa has really earned its nightlife stripes, thanks to a neon strip full of bars and nightclubs. But all-night partying is just one chapter in the Larnaca region's story. This part of Cyprus has plenty for couples and families, as well.

Popular resorts

Family favourite, Nissi Beach, is about a mile up the road from Ayia Napa. This town has a golden beach, a massive waterpark, and a leafy waterfront promenade, where you can sample every style of cuisine within earshot of the waves. The town of Protaras, about 15 minutes' drive from Nissi Beach, tends to spark a love-at-first-sight reaction for couples. This place is defined by vine-wrapped tavernas and some of the prettiest coastal spots in the region.

Sweeping countryside

Away from the big resorts, Larnaca is an unexplored region of rocky plains and sprawling fields scattered with windmills and wild flowers. It's a haven for walkers, and for those who fancy filling up a picnic basket and heading for the lemon trees.

Main Features

- 13894 m2 of land for development between both plots
- Excellent location close to many amenities
- Stunning Sea views.
- Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Mazotos Cyprus fast online.

Tenanted: Yes

Common

Finished sq. ft.: 13894 sq m

Lot Size: 13894 sq m

Lease terms

Date Available:

Contact information



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