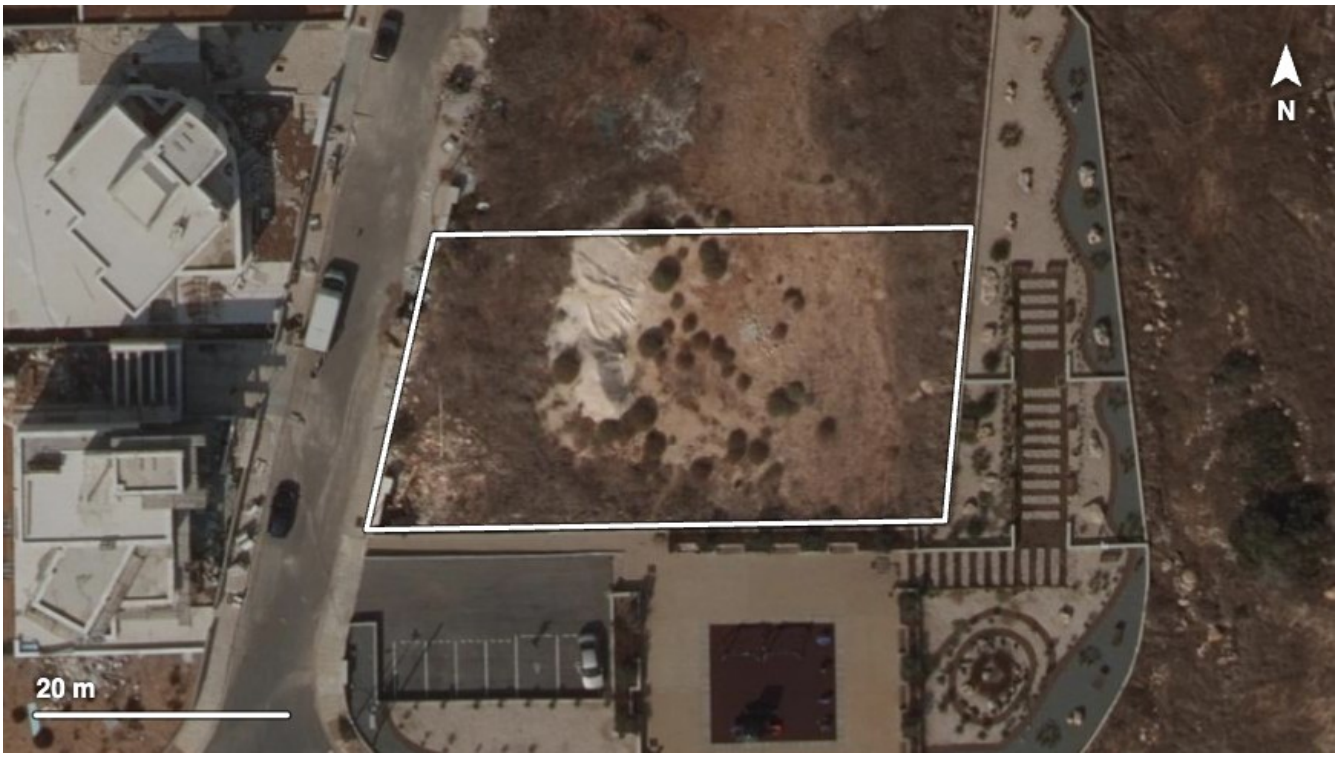
EXAMPLE

SOLPLOT · PLOT REPORT

Plot report: plot 608

Official number 3100-0/2-293-372-0-8-608 · 1,038 m² · Ayia Napa, Famagusta, Cyprus

1,038 m²	208 m²	153° Sea view	9 h 40 min	250 m
Area	floor area allowed	2nd floor, today	Shortest day	Sea



Aerial picture of 2019, north is up. The white line is the boundary from the land register, not a survey on site.

Sea view in degrees of the horizon

		today	fully built
Ground floor	eyes 1.7 m	**125° · 35 % of the horizon**	**125° · 35 % of the horizon**
1st floor	eyes 4.7 m	**151° · 42 % of the horizon**	**151° · 42 % of the horizon**
2nd floor	eyes 7.7 m	**153° · 43 % of the horizon**	**153° · 43 % of the horizon**

From the 2nd floor you see 153° of sea today. No free plot within 1.5 km can take any of it.

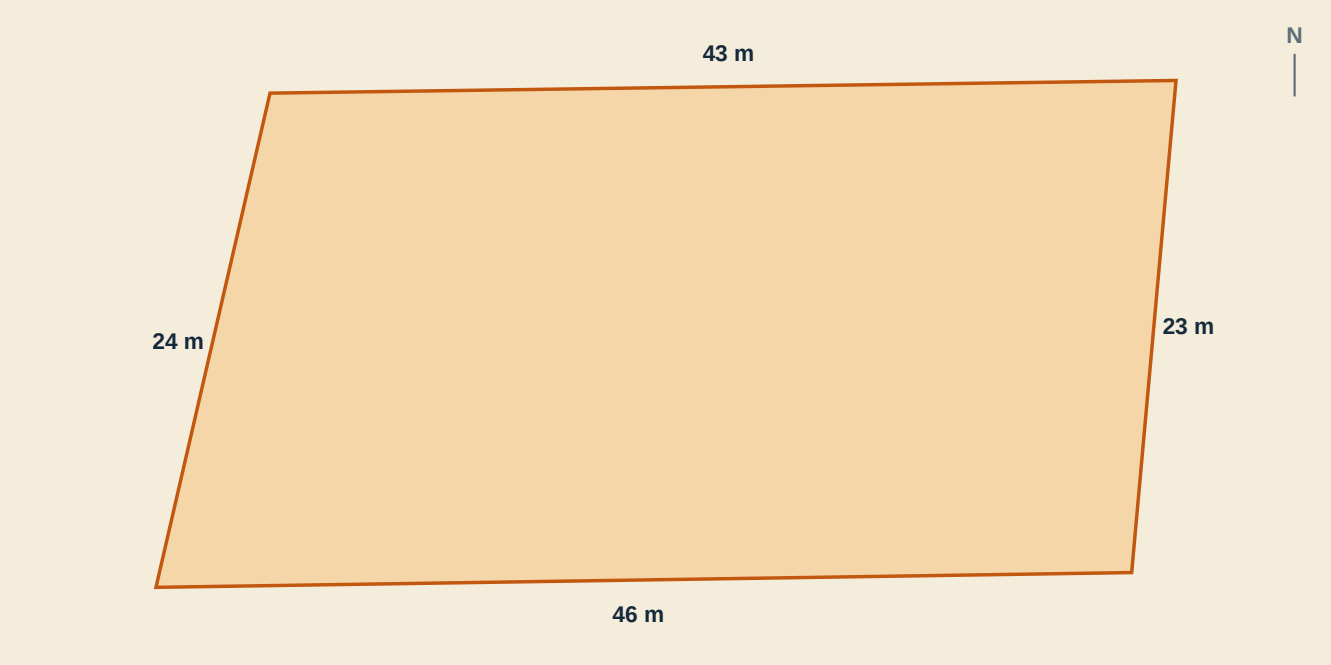
Beyond the free list of a coast’s best plots, this report holds for this one plot: its aerial picture and facts, the view from every floor today and fully built, the plots that can take the view, sun and slope, what the zone allows and which homes fit, what is near, the market, and twelve questions before you buy.

What “fully built” means

On every free plot of a building zone within 1.5 km the model puts an imagined house as big as the zone allows: its area from the allowed coverage, its height from the zone’s storeys (3.3 m each) or its highest height. It is not a plan, but the limit of what may stand there.

EXAMPLE

The plot at a glance



The outline from the land register, north is up, the sides in whole metres, about 137 m round. Not a survey on site.

Area	**1,038 m²**
Official number	**3100-0/2-293-372-0-8-608**
Buildings	**unbuilt**
Place	**Ayia Napa, Famagusta, Cyprus**
Coordinates	**34.98280, 34.02059**
Height above the sea	**23 m**
Sea	**250 m**
Building zone	**T5(E3) · tourism zone**

What is checked

Unbuilt on the 2019 picture

On the flight of 2019 we see no building and no use on this plot. A rule reads the picture. Of 100 plots it shows as unbuilt, about 4 are built or in use.

Aerial picture: Department of Lands and Surveys, 2019 · read on 21 November 2026

At a road of the land register

24 m of the outline lie at a road or track of the land register. We do not know: if the road is made, power, water and title. Ask the seller.

Worked out from the parcels of the land register · checked by eye on a sample, right for about 9 in 10 · not a legal statement

An unbuilt plot in a building zone, from the land register. Every number on this page is worked out, not estimated.

The sea-view score on the plot’s page

76 of 100 · today 76, fully built 76 · Top-class sea view

Better than 96 % of the unbuilt building plots of this coast (Famagusta).

The page’s score joins how wide and how near the sea is seen. The next pages add the degrees per floor from the middle of the plot.

What this report does not know

Title, charges and rights of way; whether the road is made; power, water and sewer; the ground; what was built after 2019; whether the plot is for sale. The twelve questions further on lead there.

EXAMPLE

Where the view goes

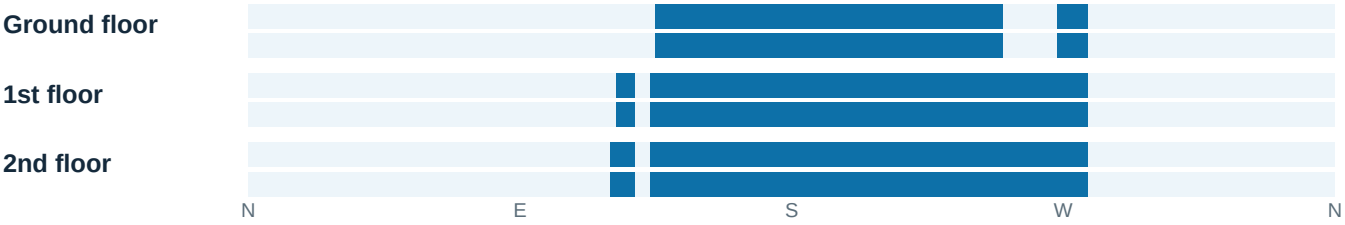


Aerial picture of 2019, north is up, the plot outlined in white. One line of sight per degree from the 2nd floor, drawn 300 m long. The numbers stand at the free plots that can take view.

sea in view, today and fully built sea today, hidden when fully built

The view round each floor

From north through east, south and west back to north. Upper strip: today. Lower strip: fully built.



What can take the view

No free plot within 1.5 km can take this sea view.

Widest sea view from the 2nd floor today: to the south-west (205°).

This plot in the 3D model: https://solplot.com/coast/famagusta#at=34.98280,34.02059

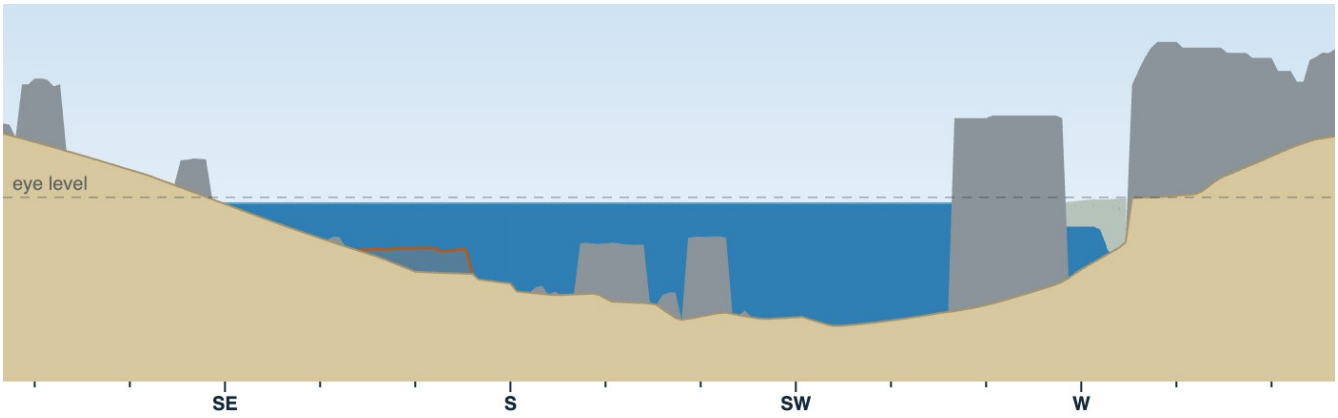
EXAMPLE

The view from each floor, drawn

Each drawing shows the part of the round view toward the sea, from the east (100°) on the left to the north-west (310°) on the right: what rises in front of the water, and the water behind it.

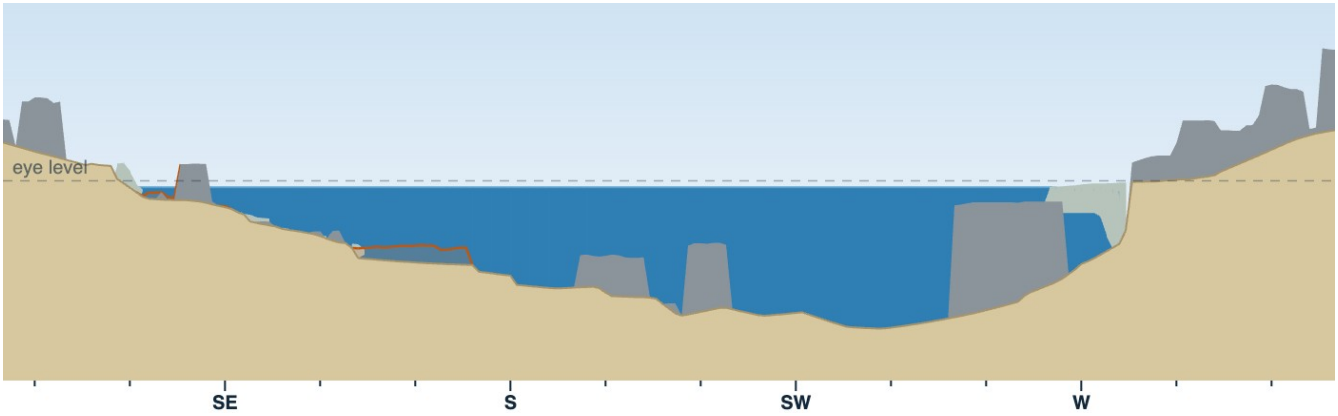
Ground floor · eyes 1.7 m

today: 125° · fully built: 125°



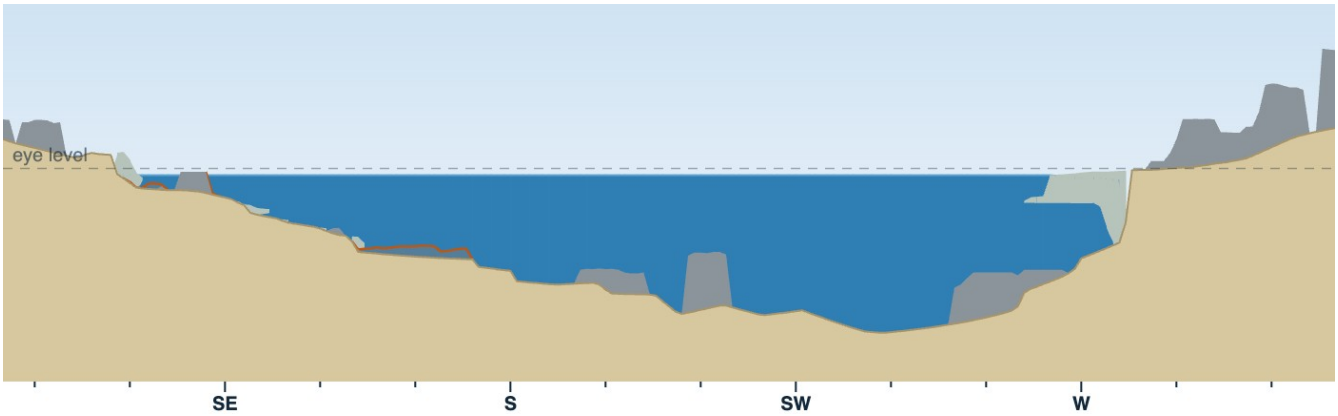
1st floor · eyes 4.7 m

today: 151° · fully built: 151°



2nd floor · eyes 7.7 m

today: 153° · fully built: 153°

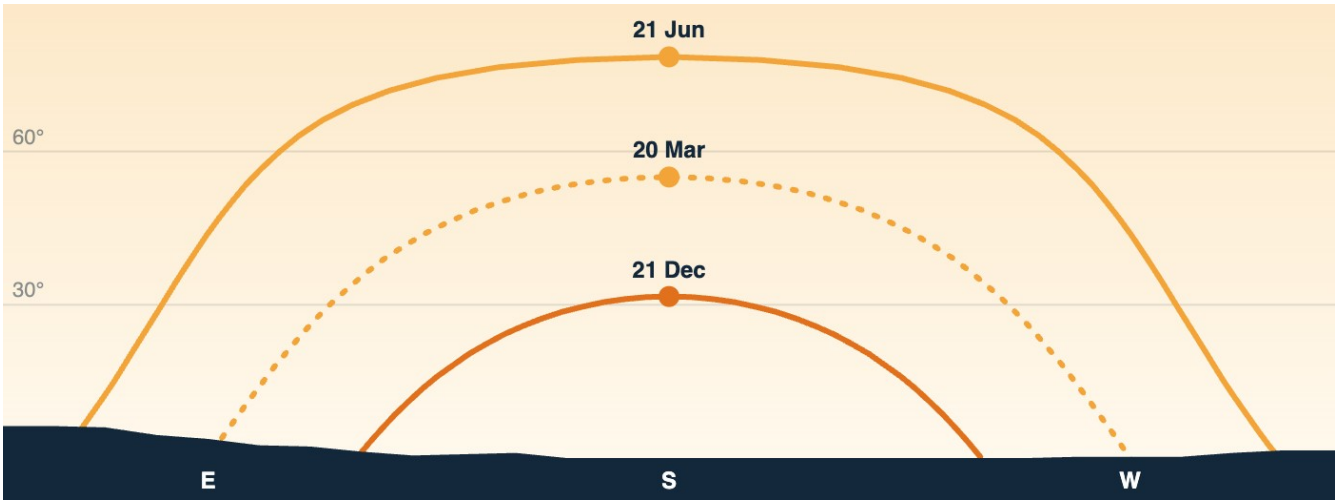


sea · land · buildings (survey of 2014) · houses that may be built · sea that they hide

Drawings, not photographs: from the same lines of sight that count the degrees, one per degree. Heights are drawn 4.5 times steeper than widths, so that the sea can be read, which lies only a few degrees under eye level. Trees, walls and buildings after 2014 are not in them. The light shapes with an orange line are imagined houses, as high as the zone allows; what stands close is cut off at the top.

Sun and land

How the sun moves over this plot



06:55 – 16:35

Shortest day · 21 Dec · 9 h 40 min of sun

06:05 – 19:50

Longest day · 21 Jun · 13 h 45 min of sun

23 m

Height above the sea

5 %

Slope down to the south-west

Sunset over the sea: December

Worked out from the heights of the land (a point every 30 m) and the path of the sun. Houses, walls and trees are not in it. Times are right to about 10 minutes. Not a survey.

Nearby

Sea	**250 m**	Hospital	**2.5 km**
Beach	**510 m**	School	**2.3 km**
Larnaca Airport	**37 km**	Supermarket	**530 m**

As the crow flies to the nearest place of each kind, not the way by road. Source: OpenStreetMap; a place may be missing there. © OpenStreetMap contributors, ODbL licence

What you may build

Here you may build up to 208 m²

208 m² floor area allowed · 2 Storeys · Height up to 8.3 m

The numbers of the building zone

Building zone	**T5(E3) · tourism zone**
Building density	**20 %**
Site coverage	**20 %**
Storeys	**2**
Height up to	**8.3 m**

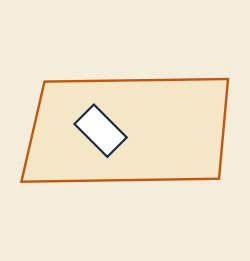
That gives: up to about 208 m² of floor area and 208 m² of footprint.

The building zone of this coast is not yet checked by its outline. The number can be the neighbouring zone's. The picture shows the size next to the plot, not the position. Distances to the boundaries are not counted. The numbers of the zone come from the local plan. Only the authority's answer is binding. From the zone map of the Department of Lands and Surveys of Cyprus, asked on 14 November 2026.

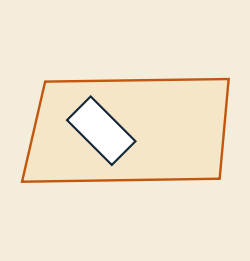
A zone is not a building permit. The planning office says what you may build. Check the numbers with an architect.

These homes fit

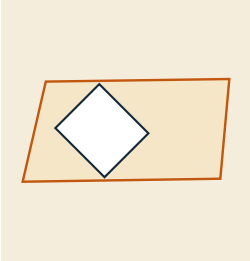
5 of 5 modular homes fit on this plot by their size.



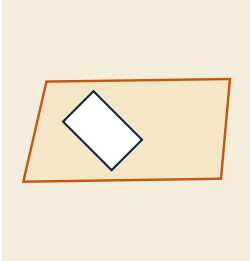
Garden One
fits
7.9 × 4.9 m



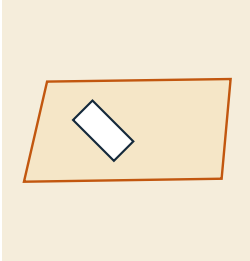
Horizon Seven
fits
10.9 × 6.3 m



Signature Eleven
fits
11.3 × 9.3 m



Terra 105
fits
12.3 × 8.6 m



Harbour Six
fits
10.2 × 4.9 m

The plot from above, north is up, each home at the same scale in the place that the check of the size finds. Not a site plan.

The size is checked. The distances to the boundary that the law asks for are not checked.

Market

As of 22 November 2026. Solplot names no price of its own for this plot in this report.

This plot has no offer on Solplot today.

No plot of this coast has an offer with a price on Solplot today.

What buyers named for this plot

No buyer has named a price for this plot so far.

Prices without obligation that signed-in visitors name themselves. No offer and no promise.

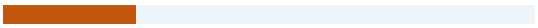
Compared with the place

There are 377 unbuilt building plots near Ayia Napa. This is where this plot stands among them:

94 % A wider sea view than 94 % of them.



25 % Larger than 25 % of them.



The median sea-view score of the place is 30, the median area 2,378 m².

What a sea view is worth in real sales

+59 %

That is how much more houses with a sea-view score of 60 to 79 cost than equal houses without sea view in the same neighbourhood.

The sea view stays in this step, also when everything around is built.

Measured on 17,730 real house sales on the Côte d'Azur, 2021 to 2025. Range 44 to 75 %. Not measured in Cyprus. No valuation of this plot.

The official value for taxes

Look up the official valuation (as at 1 Jan 2021) at the land registry. Click the plot in its map. A value for taxes, not a market value.

To the land registry's map: https://eservices.dls.moi.gov.cy/#/national/geoportalmapviewer

Before you buy: twelve questions

This report knows data, not papers. These questions fetch what is missing. They are questions, not legal advice: a lawyer admitted in Cyprus, the land registry and the planning office give you the answers.

To the seller or the seller’s agent

1. Who is the registered owner, and can I see the title deed of this plot?
2. Is it a plot of its own with its own title, or a share in a larger parcel?
3. Does a registered public road reach the boundary, or only a right of way over other land?
4. Where are the nearest connections for water and power, and who pays the way to the boundary?

To your lawyer

5. Will you make the search at the land registry before I sign, and do we read every entry together: mortgages, memos, other charges?
6. Do I as a buyer need a permit to acquire the plot, and how long does it take?
7. How is my contract of sale protected until the title is in my name?
8. Which taxes and fees fall due at the purchase and each year after, and where does the authority say so?

To the land registry and the planning office

9. Does the building zone of this report hold for this plot, with building ratio, coverage, storeys and height?
10. Are there special conditions: a protected area, coast protection, antiquities, a planned road across the plot?
11. Which steps and papers lead to the planning permit and the building permit for a house, and how long do they take at present?
12. Was there an application or a permit for this plot before, and with what result?

How it is worked out

Per floor 360 lines of sight, one per degree, from the middle of the plot. Out to 1.5 km the land and every building of the 2014 survey count, then the land out to 9 km; the curve of the earth is included. A degree counts when the sea lies above everything that rises in front of it.

The drawings come from the same 3D model as solplot.com/coast: its land and the buildings of the 2014 survey with their heights.

Limits

- Trees, walls, fences and buildings after 2014 are not in the sum.
- The land is right to a few metres, less so at beaches and cliffs.
- The imagined houses keep no distance to the boundary and have no roof shape.
- Nobody was on site. This report is no promise about the view and no legal, building or buying advice.

Sources

Contains data of the Department of Lands and Surveys, Republic of Cyprus: buildings (INSPIRE BU, aerial survey of 2014), cadastral parcels (INSPIRE CP) and orthophotos for the water (INSPIRE OI, flown in 2014), licence: CC BY 4.0; aerial pictures of the land from the flight of 2019 (map service of the office, DLS Portal). Changed: outlines thinned, places rounded to 10 cm and heights to 25 cm, roofs drawn flat or hipped from two measured heights, pictures made smaller, brightened and saved again, land (2019) and water (2014) put together, the colour of the land matched to a satellite picture of 22 April 2025 (contains modified Copernicus Sentinel data 2025), the sea drawn where no picture shows clear water. Buildings that came after the survey of 2014: outlines by the contributors of OpenStreetMap (licence ODbL), as far as drawn there; their height is an estimate.

Land: elevation model of the Copernicus programme (30 m), smoothed.

Sun and slope: from the heights of the land (a point every 30 m) and the path of the sun; houses, walls and trees are not in it.

Distances: straight lines to the nearest place of each kind from OpenStreetMap (© OpenStreetMap contributors, ODbL).

Step for a sea view: measured on house sales in the Alpes-Maritimes département (open data of France), not in Cyprus.

Report number

This is an example report for a plot that Solplot chose. This is what the report looks like for every plot. A paid report carries its report number here, which anyone can check.

Made on 22 November 2026 from the data version e558d703.

Solplot. Imprint: https://solplot.com/imprint