SOLPLOT

REPORT · CYPRUS · FREE EDITION

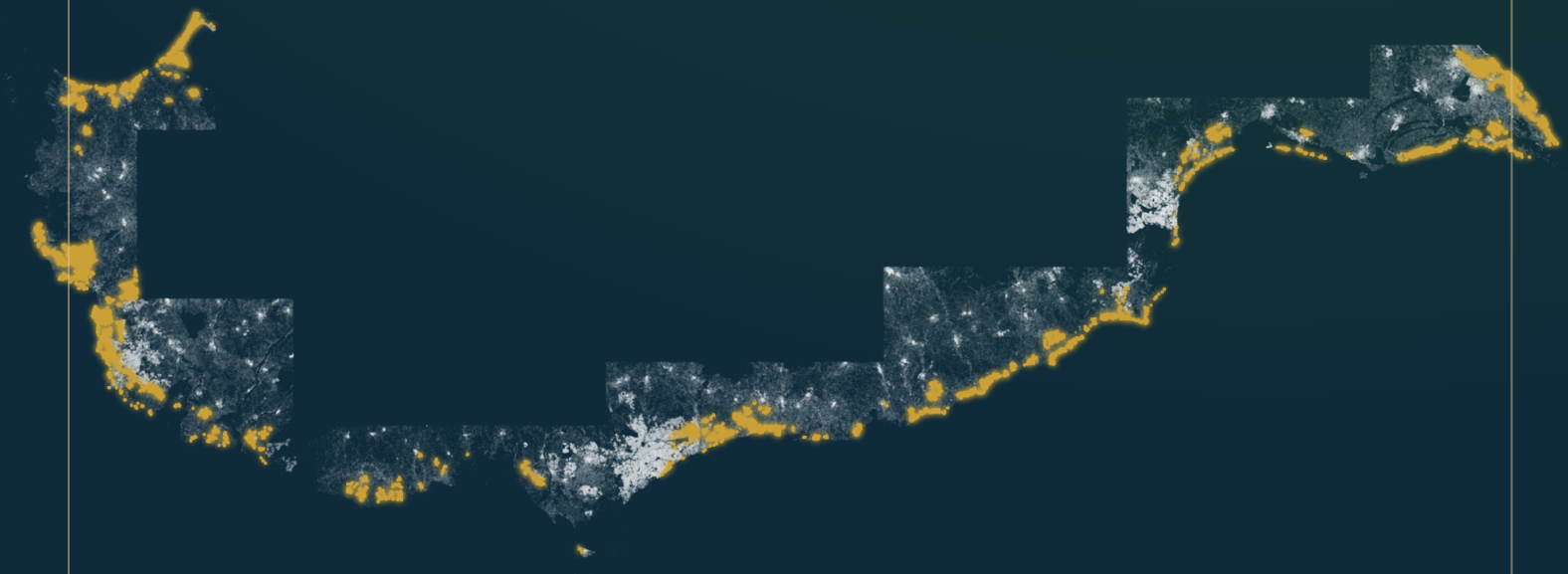
Cyprus Sea-View Report 2026

Which building plots see the sea?
And which keep the view when everything around is built?

26,538
free building plots checked

8,990
of them with a sea view

15%
keep it in full

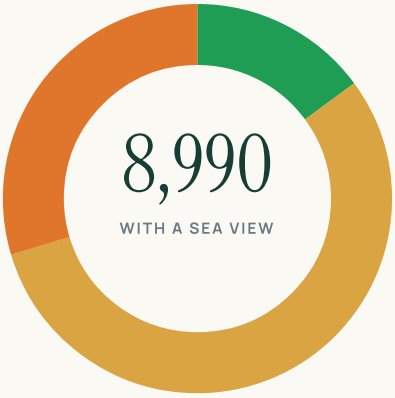


Edition November 2026 · 11 coasts · solplot.com

KEY FACTS

At a glance

For every free building plot on 11 coasts of Cyprus we worked out how much sea you see from it: today, and when every free plot around it is built on. As of November 2026.



15% — **keep the sea view in full**
1,337 plots. Even fully built, they see as much sea as today.

55% — **depend on the neighbours**
4,976 plots. They lose a part, but less than half.

30% — **can lose half or more**
2,677 plots. Here a close look before you buy pays off.

A sea view is rare

Of 26,538 free building plots, 8,990 see the sea. That is 34 in 100.

A safe sea view is rarer still

Only 1,337 plots keep the view in full. That is about one in 7 with a sea view.

The place decides

The share of safe plots differs widely from place to place. The rankings show where it is high.

In this report

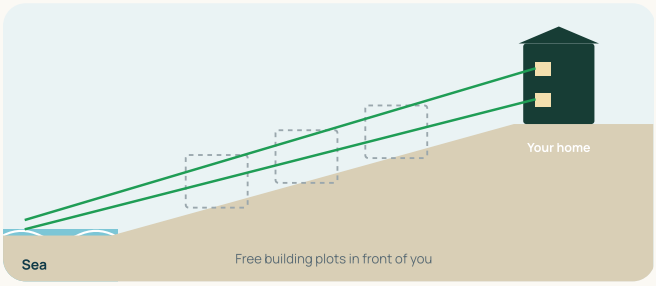
The sea-view score, simply explained	3	The 30 safest plots	14
Map: all coasts	4	All places	15
Rankings of the places	5	Nine questions before you buy	16
Every coast with its map	8	How we work it out	17

SIMPLY EXPLAINED

The sea-view score

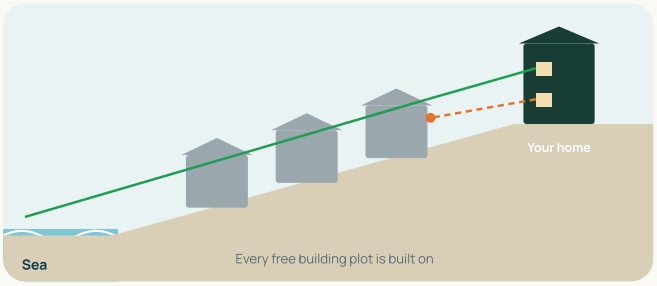
A number from 0 to 100 for every plot. It says how wide and how near you see the sea. We work it out twice: for today, and for the day when everything around is built.





Today

The plots in front of you are free. You see the sea from both floors.



Fully built

On every free building plot stands the home its zone allows. The ground floor sees nothing any more, the upper floor still sees a lot.

Three cases, three colours

CASE	TODAY	FULLY BUILT	WHAT IT MEANS
keeps the sea view	62	62	The score stays the same. Nothing in front of this plot can take the view any more.
depends on the neighbours	62	41	A part is lost, but less than half.
can lose half	62	24	Fully built, half or less is left.

The numbers 62, 41 and 24 are examples to explain the cases. The real scores of every plot are on its page at solplot.com.

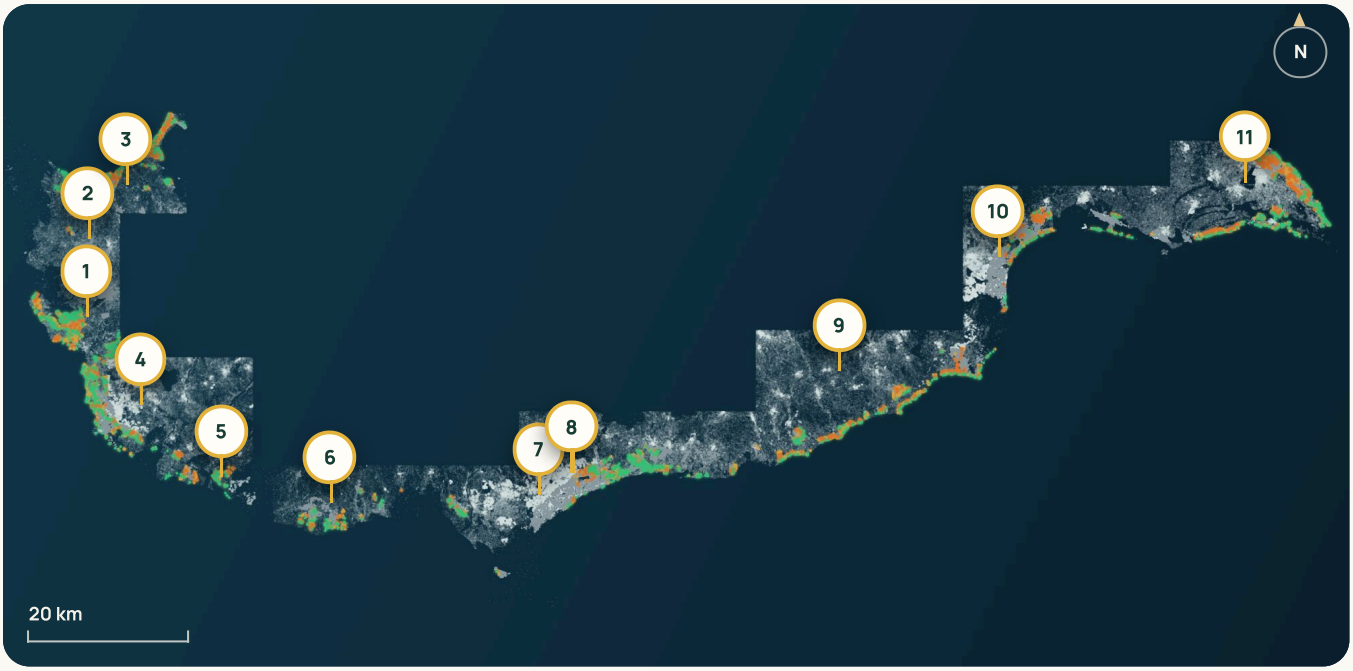
Important: The score knows the terrain and the buildings of the survey. It knows no trees, no walls and no homes built after the survey. It is a calculation in a model and no promise for a single plot.

MAP

All 11 coasts

Every point is a plot from the land register. The free building plots with a sea view are in colour.

keeps the sea view · depends on the neighbours · can lose half · building plot without a sea view



Drawn from 357,589 plots of the model. Where there are no points, we have not calculated yet.

COAST	BUILDING PLOTS	WITH A SEA VIEW	KEEP IT	LOSE HALF	SPLIT
1 Peyia and Coral Bay	2,680	1,347	18%	18%	
2 Akamas	2,971	671	17%	34%	
3 Polis and Latchi	2,119	1,281	14%	29%	
4 Paphos	2,959	1,214	17%	28%	
5 Kouklia	358	184	17%	24%	
6 Pissouri	1,255	384	17%	37%	
7 Akrotiri	1,741	166	21%	36%	
8 Limassol	4,690	1,159	23%	14%	
9 Kiti to Zygi	2,758	1,198	10%	35%	
10 Larnaca	4,842	558	12%	49%	
11 Famagusta	2,670	1,575	10%	37%	

The coasts are counted from west to east. Neighbouring coasts overlap at their edges: a plot there stands in both rows, in the report's total it counts once.

RANKING 1

Where the most plots with a sea view are

The ten places with the widest choice. A wide choice does not mean a safe view: watch the column “keep it”.

keeps · depends on the neighbours · can lose half

PLACE	BUILDING PLOTS	WITH A SEA VIEW	KEEP IT	LOSE HALF	SPLIT
1 Peyia	2,036	820	17%	22%	
2 Protaras	1,127	610	8%	32%	
3 Germasogeia	1,930	537	15%	18%	
4 Coral Bay	522	455	17%	13%	
5 Agios Tychonas	1,015	386	36%	7%	
6 Maroni	539	383	10%	30%	
7 Latchi	459	358	25%	25%	
8 Pissouri	1,006	346	16%	39%	
9 Chloraka	847	344	15%	30%	
10 Polis	813	328	13%	25%	

How to read the table

Building plots: not built on, in a building zone. **With a sea view:** sea-view score today 25 or more. **Keep it:** the share that, fully built, sees as much as today. **Lose half:** the share left with half or less when fully built.

RANKING 2

Where the sea view is safest

Places by the share of plots that keep their sea view in full. Counted are places with at least 30 building plots with a sea view.

keeps · depends on the neighbours · can lose half

PLACE	BUILDING PLOTS	WITH A SEA VIEW	KEEP IT	LOSE HALF	SPLIT
1 Kap Greco	40	36	42%	6%	
2 Agios Tychonas	1,015	386	36%	7%	
3 Pyrgos	713	155	28%	10%	
4 Latchi	459	358	25%	25%	
5 Pervolia	325	84	24%	27%	
6 Ayia Napa	377	266	22%	22%	
7 Peyia	2,036	820	17%	22%	
8 Kouklia	358	184	17%	24%	
9 Coral Bay	522	455	17%	13%	
10 Paphos	1,117	298	17%	31%	

What this means for you

In Kap Greco, 42% of the plots with a sea view keep their view in full. The average of all coasts is 15%. A high share means: much of the land there lies right on the slope or in the first row.

RANKING 3

Where the sea view is most at risk

Places by the share of plots that can lose at least half of their sea view. Counted are places with at least 30 building plots with a sea view.

keeps · depends on the neighbours · can lose half

PLACE	BUILDING PLOTS	WITH A SEA VIEW	KEEP IT	LOSE HALF	SPLIT
1 Pyla	1,099	254	6%	67%	
2 Kiti	1,097	261	4%	66%	
3 Larnaka	1,363	60	7%	62%	
4 Oroklini	1,639	138	11%	41%	
5 Pissouri	1,006	346	16%	39%	
6 Protaras	1,127	610	8%	32%	
7 Paphos	1,117	298	17%	31%	
8 Chloraka	847	344	15%	30%	
9 Maroni	539	383	10%	30%	
10 Zygi	153	120	9%	28%	

What this means for you

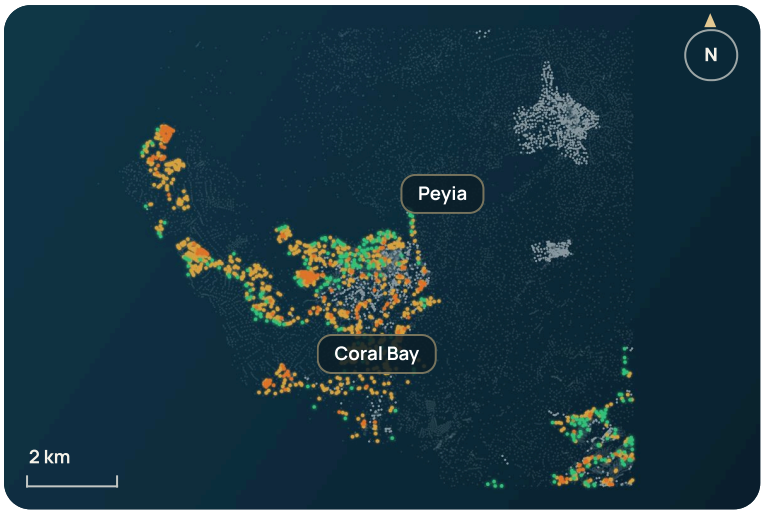
In Pyla, 67% of the plots with a sea view can lose half or more. That does not mean you should not buy there. It means: check both scores of every plot there, today and fully built.

COAST BY COAST · FROM WEST TO EAST

Every coast with its map

1 Peyia and Coral Bay

18% keep the view



2,680
free building plots

1,347
with a sea view

245
keep it in full

246
can lose half

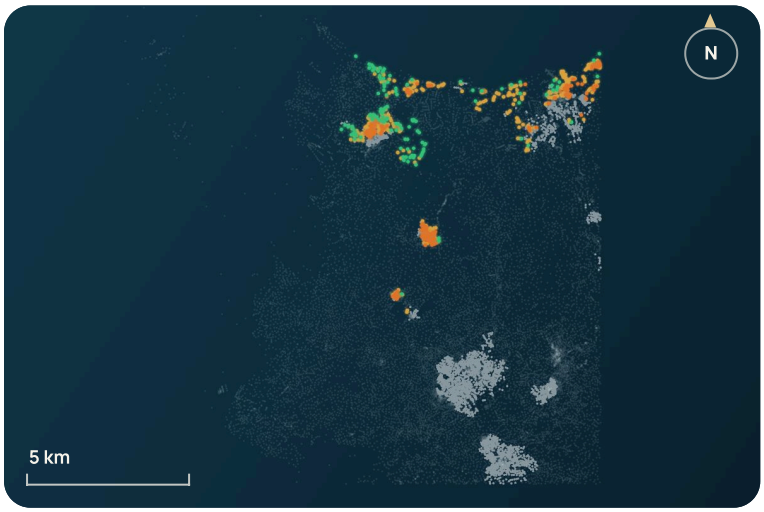
PLACE	WITH A SEA VIEW	KEEP IT
Peyia	820	17%
Coral Bay	455	17%

▸ See it in 3D: seaviewplot.com/coast/peyia
▸ All plots: solplot.com/plots/peyia

Of 1,347 building plots with a sea view, 245 keep their view in full and 246 can lose half or more.

2 Akamas

17% keep the view



2,971
free building plots

671
with a sea view

113
keep it in full

227
can lose half

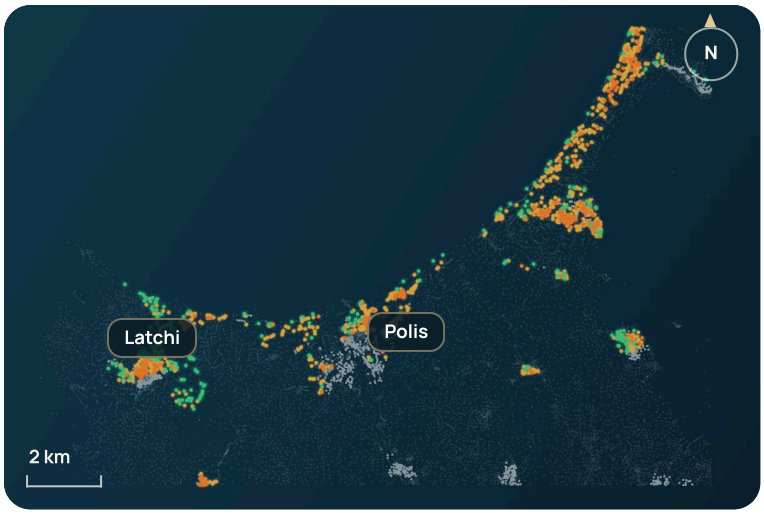
This coast has no place with 20 or more free building plots.

▸ See it in 3D: seaviewplot.com/coast/akamas
▸ All plots: solplot.com/plots/akamas

Of 671 building plots with a sea view, 113 keep their view in full and 227 can lose half or more.

3 Polis and Latchi

14% keep the view



The view is safest in **Latchi** (25% keep it). It is most at risk in **Polis** (25% can lose half).

2,119 free building plots

1,281 with a sea view

182 keep it in full

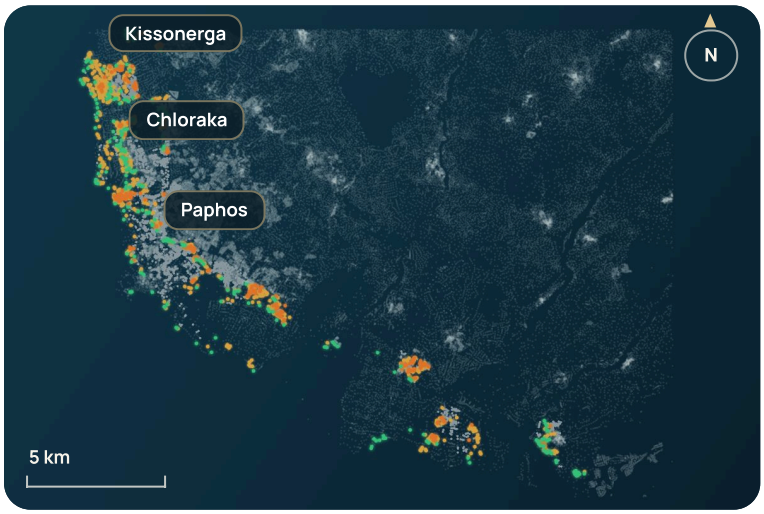
372 can lose half

PLACE	WITH A SEA VIEW	KEEP IT
Latchi	358	25%
Polis	328	13%

- See it in 3D: seaviewplot.com/coast/polis
- All plots: solplot.com/plots/polis

4 Paphos

17% keep the view



Of 1,214 building plots with a sea view, 201 keep their view in full and 339 can lose half or more.

2,959 free building plots

1,214 with a sea view

201 keep it in full

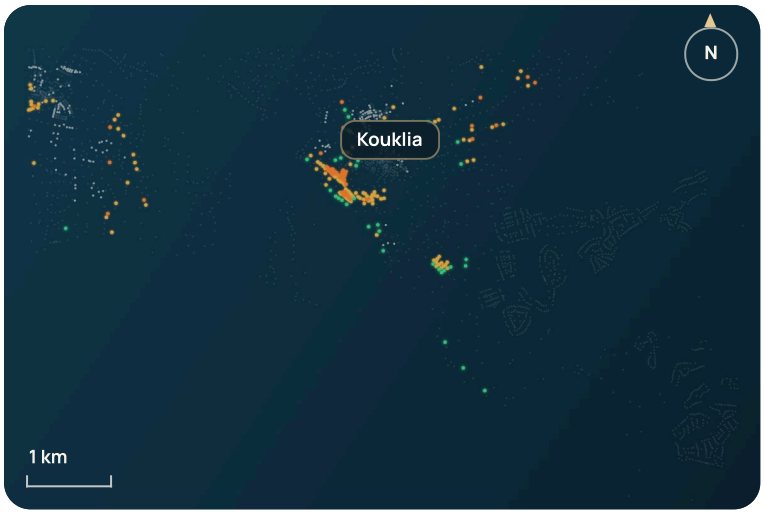
339 can lose half

PLACE	WITH A SEA VIEW	KEEP IT
Chloraka	344	15%
Paphos	298	17%
Kissonerga	276	15%

- See it in 3D: seaviewplot.com/coast/paphos
- All plots: solplot.com/plots/paphos

5 Kouklia

17% keep the view



Of 184 building plots with a sea view, 32 keep their view in full and 45 can lose half or more.

358
free building plots

184
with a sea view

32
keep it in full

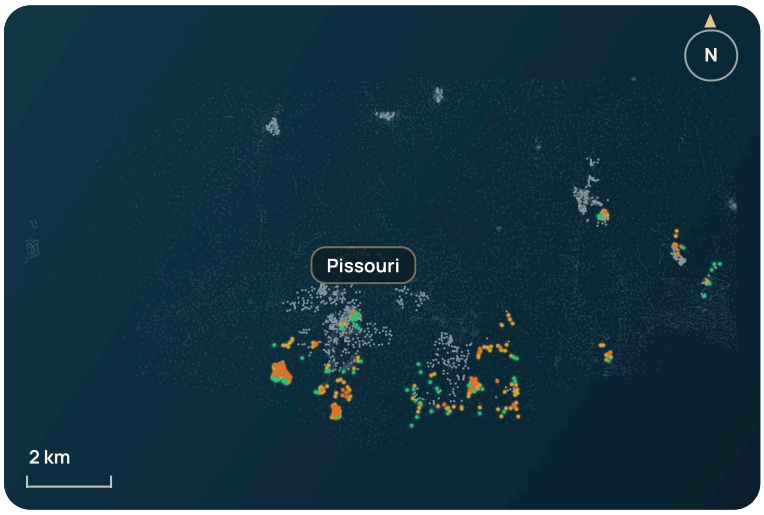
45
can lose half

PLACE	WITH A SEA VIEW	KEEP IT
Kouklia	184	17%

▸ See it in 3D: seaviewplot.com/coast/kouklia
▸ All plots: solplot.com/plots/kouklia

6 Pissouri

17% keep the view



Of 384 building plots with a sea view, 67 keep their view in full and 142 can lose half or more.

1,255
free building plots

384
with a sea view

67
keep it in full

142
can lose half

PLACE	WITH A SEA VIEW	KEEP IT
Pissouri	346	16%

▸ See it in 3D: seaviewplot.com/coast/pissouri
▸ All plots: solplot.com/plots/pissouri

7 Akrotiri

21% keep the view



Of 166 building plots with a sea view, 35 keep their view in full and 59 can lose half or more.

1,741
free building plots

166
with a sea view

35
keep it in full

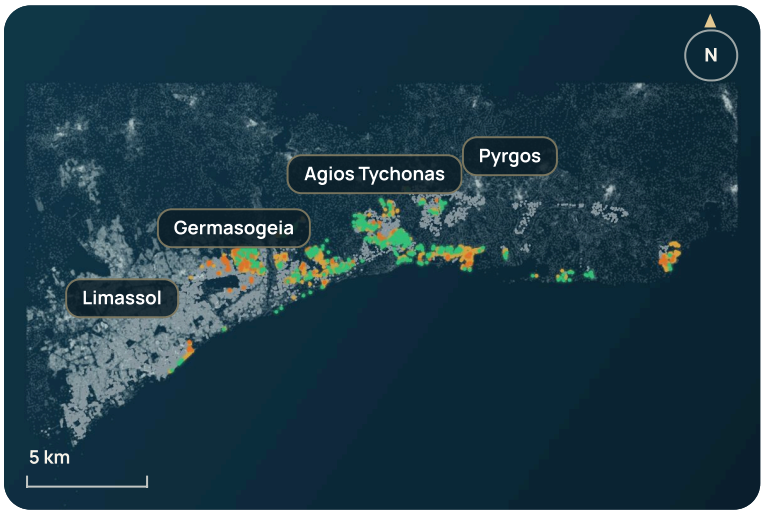
59
can lose half

This coast has no place with 20 or more free building plots.

▸ See it in 3D:
seaviewplot.com/coast/akrotiri
▸ All plots: solplot.com/plots/akrotiri

8 Limassol

23% keep the view



The view is safest in **Agios Tychonas** (36% keep it). It is most at risk in **Germasogeia** (18% can lose half).

4,690
free building plots

1,159
with a sea view

272
keep it in full

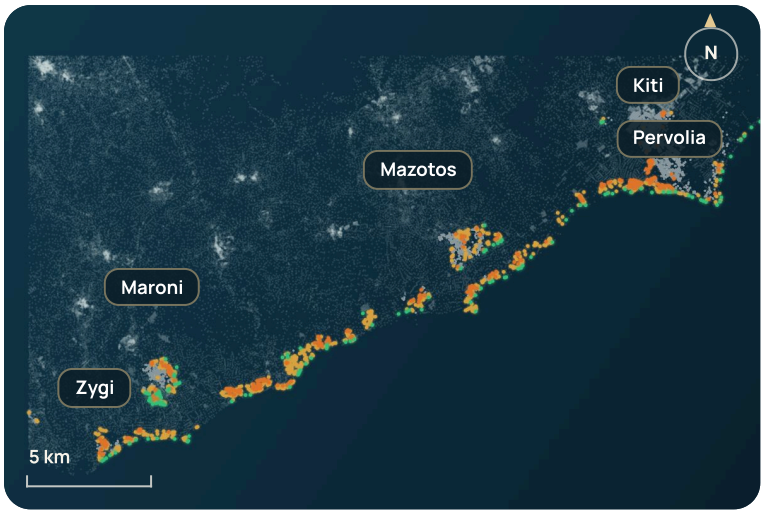
159
can lose half

PLACE	WITH A SEA VIEW	KEEP IT
Germasogeia	537	15%
Agios Tychonas	386	36%
Pyrgos	155	28%
Limassol	27	22%

▸ See it in 3D:
seaviewplot.com/coast/limassol
▸ All plots: solplot.com/plots/limassol

9 Kiti to Zygi

10% keep the view



2,758
free building plots

1,198
with a sea view

118
keep it in full

419
can lose half

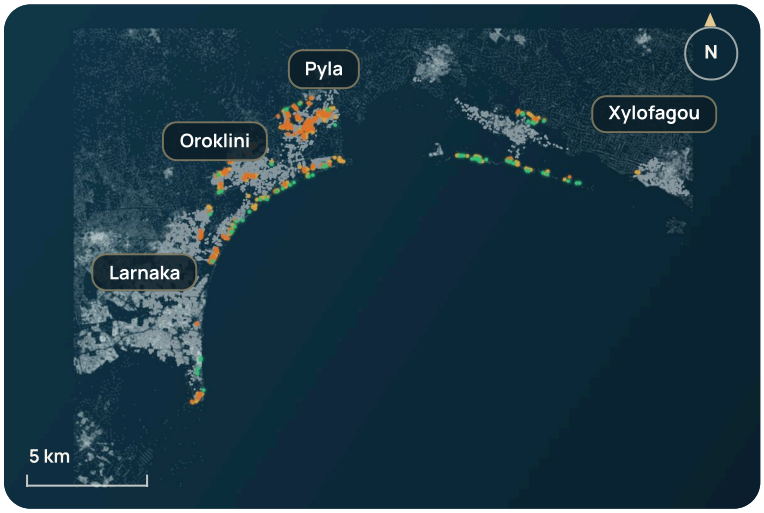
PLACE	WITH A SEA VIEW	KEEP IT
Maroni	383	10%
Mazotos	300	11%
Kiti	261	4%
Zygi	120	9%
Pervolia	84	24%

The view is safest in **Pervolia** (24% keep it). It is most at risk in **Kiti** (66% can lose half).

- See it in 3D: seaviewplot.com/coast/kiti
- All plots: solplot.com/plots/kiti

10 Larnaca

12% keep the view



4,842
free building plots

558
with a sea view

65
keep it in full

274
can lose half

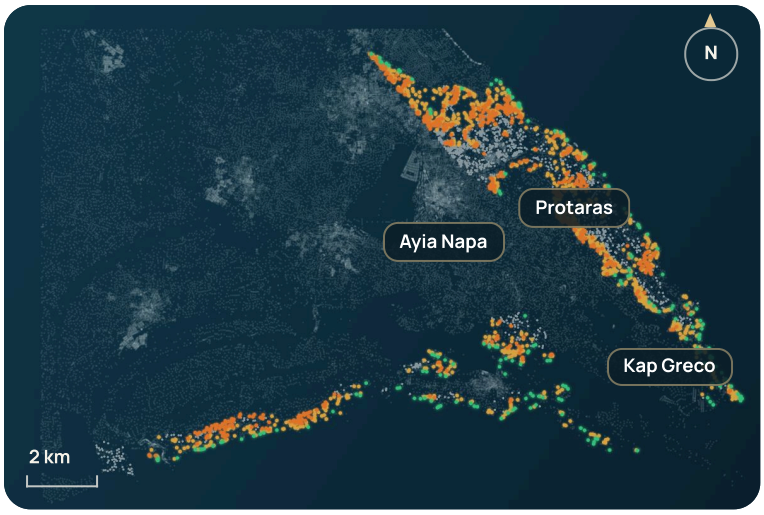
PLACE	WITH A SEA VIEW	KEEP IT
Pyla	254	6%
Oroklini	138	11%
Larnaka	60	7%
Xylofagou	19	42%

The view is safest in **Oroklini** (11% keep it). It is most at risk in **Pyla** (67% can lose half).

- See it in 3D: seaviewplot.com/coast/larnaca
- All plots: solplot.com/plots/larnaca

11 Famagusta

10% keep the view



The view is safest in **Kap Greco** (42% keep it). It is most at risk in **Protaras** (32% can lose half).

2,670
free building plots

1,575
with a sea view

160
keep it in full

585
can lose half

PLACE	WITH A SEA VIEW	KEEP IT
Protaras	610	8%
Ayia Napa	266	22%
Kap Greco	36	42%

▸ **See it in 3D: seaviewplot.com/coast/famagusta**
▸ **All plots: solplot.com/plots/famagusta**

keeps the sea view · depends on the neighbours · can lose half · building plot without a sea view

The names on the maps stand in the middle of the plots of their place. Every coast has its own 3D model at seaviewplot.com: there you fly over the coast and tap a plot.

THE LIST

The 30 plots with the safest sea view

Free building plots with the highest sea-view score that do not lose it even when fully built. Every number leads to the plot's page.

NO.	OFFICIAL NUMBER	PLACE	COAST	TODAY	FULLY BUILT	AREA
1	6344-26/49-0-0-243	Latchi	Polis and Latchi	100	100	11,918 m²
2	4307-56/09-0-0-375	–	Kiti to Zygi	100	100	10,985 m²
3	6344-25/48-0-0-49	Latchi	Polis and Latchi	100	100	9,349 m²
4	4306-55/30-0-0-369	Maroni	Kiti to Zygi	100	100	8,552 m²
5	4306-55/30-0-0-358	Zygi	Kiti to Zygi	100	100	8,289 m²
6	4111-0/2-255-354-0-6-478	Pervolia	Kiti to Zygi	100	100	7,167 m²
7	4307-56/09-0-0-378	–	Kiti to Zygi	100	100	6,670 m²
8	4120-50/60-0-0-140	Mazotos	Kiti to Zygi	100	100	6,337 m²
9	6133-34/63-0-0-154	Peyia	Peyia and Coral Bay	100	100	6,009 m²
10	4120-56/03-0-0-521	Mazotos	Kiti to Zygi	100	100	5,401 m²
11	3101-0/2-293-380-0-7-333	Protaras	Famagusta	100	100	5,084 m²
12	4120-50/60-0-0-177	Mazotos	Kiti to Zygi	100	100	4,964 m²
13	4106-0/2-271-372-0-4-380	Xylofagou	Larnaca	100	100	4,918 m²
14	6020-45/49-0-0-3	Chloraka	Paphos	100	100	4,666 m²
15	6104-51/46-0-0-117	–	Paphos	100	100	4,370 m²
16	6133-44/07-0-0-613	Peyia	Peyia and Coral Bay	100	100	4,265 m²
17	4307-56/09-0-0-373	–	Kiti to Zygi	100	100	3,837 m²
18	4307-55/24-0-0-672	Maroni	Kiti to Zygi	100	100	3,771 m²
19	4120-50/60-0-0-139	Mazotos	Kiti to Zygi	100	100	3,741 m²
20	6133-44/15E1-0-4-10	Coral Bay	Peyia and Coral Bay	100	100	3,654 m²
21	5013-0/2-208-340-2-6-357	Germasogeia	Limassol	100	100	3,641 m²
22	3101-0/2-295-378-0-15-880	Protaras	Famagusta	100	100	3,235 m²
23	3101-0/2-292-380-0-7-330	Protaras	Famagusta	100	100	3,194 m²
24	4120-50/60-0-0-178	Mazotos	Kiti to Zygi	100	100	3,167 m²
25	6363-26/29-0-0-125	–	Polis and Latchi	100	100	2,970 m²
26	6343-26/43-1-0-32	Polis	Polis and Latchi	100	100	2,958 m²
27	4307-55/24-0-0-350	Maroni	Kiti to Zygi	100	100	2,886 m²
28	3101-0/2-297-375-0-16-382	Protaras	Famagusta	100	100	2,875 m²
29	6133-44/15E1-0-4-14	Coral Bay	Peyia and Coral Bay	100	100	2,858 m²
30	4306-55/38-0-0-13	Zygi	Kiti to Zygi	100	100	2,749 m²

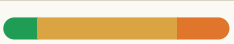
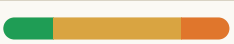
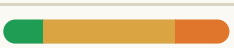
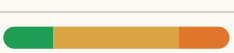
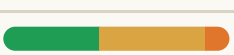
We do not know whether a plot is for sale: the report counts all free building plots, not only those on offer. Area as in the land register.

REFERENCE

All places

Every place with at least 20 free building plots, by the number of plots with a sea view.

keeps · depends on the neighbours · can lose half

PLACE	COAST	BUILDING PLOTS	WITH A SEA VIEW	KEEP IT	LOSE HALF	SPLIT
Peyia	Peyia and Coral Bay	2,036	820	17%	22%	
Protaras	Famagusta	1,127	610	8%	32%	
Germasogeia	Limassol	1,930	537	15%	18%	
Coral Bay	Peyia and Coral Bay	522	455	17%	13%	
Agios Tychonas	Limassol	1,015	386	36%	7%	
Maroni	Kiti to Zygi	539	383	10%	30%	
Latchi	Polis and Latchi	459	358	25%	25%	
Pissouri	Pissouri	1,006	346	16%	39%	
Chloraka	Paphos	847	344	15%	30%	
Polis	Polis and Latchi	813	328	13%	25%	
Mazotos	Kiti to Zygi	594	300	11%	20%	
Paphos	Paphos	1,117	298	17%	31%	
Kissonerga	Paphos	466	276	15%	23%	
Ayia Napa	Famagusta	377	266	22%	22%	
Kiti	Kiti to Zygi	1,097	261	4%	66%	
Pyla	Larnaca	1,099	254	6%	67%	
Kouklia	Kouklia	358	184	17%	24%	
Pyrgos	Limassol	713	155	28%	10%	
Oroklini	Larnaca	1,639	138	11%	41%	
Zygi	Kiti to Zygi	153	120	9%	28%	
Pervolia	Kiti to Zygi	325	84	24%	27%	
Larnaka	Larnaca	1,363	60	7%	62%	
Kap Greco	Famagusta	40	36	42%	6%	
Limassol	Limassol	933	27	22%	22%	
Xylofagou	Larnaca	318	19	42%	11%	

CHECKLIST

Nine questions before you buy a plot with a sea view

To tick off at the meeting with the agent. Solplot answers the first five, the others a lawyer, the authority or your own visit.

1. **How high is the sea-view score today and fully built?**
   Both numbers are on the plot's page at solplot.com. The gap between them is your risk. ☐

2. **What lies between the plot and the sea?**
   Are the plots in front built on or free? Free building plots can be built on tomorrow. ☐

3. **What may the neighbours build?**
   The building zone sets how many floors and what height are allowed. Ask for the zone of the plots in front of you. ☐

4. **From which floor do you see the sea?**
   We calculate from the ground floor to the second floor. Often the view stays upstairs when it is lost below. ☐

5. **How does the land lie?**
   A slope towards the sea protects the view better than flat land. In the coast's 3D model you see it at once. ☐

6. **What may you build yourself?**
   Building density, coverage, floors and height: they decide whether the home you want fits on the plot. ☐

7. **Is there a title deed, and is it free of charges?**
   A lawyer in Cyprus checks this in the land registry. Do not buy without this check. ☐

8. **Does the plot have access, water and electricity?**
   A registered access is important for a building permit. Have it shown to you in writing. ☐

9. **Have you been there yourself?**
   No model knows trees, walls and new homes. Go there, best in the morning and in the evening. ☐

This list is a help and no legal advice. For purchase, taxes and permits ask a lawyer and an architect in Cyprus.

METHOD

How we work it out

1

Every plot

From the land register of the Republic of Cyprus, with its building zone.

2

Three floors

From the ground floor to the second floor: 360 sight lines per floor against terrain and buildings.

3

With a sea view

Means: sea-view score today 25 of 100 or more.

4

Fully built

On every free plot of a building zone stands the home the zone allows.

The score counts how wide and how near the sea can be seen. It counts only sea that two separate calculations see: over the terrain and past the buildings of the survey. **Limits:** Buildings from the 2014 survey, newer ones from OpenStreetMap. Trees are missing. A model, no promise for a single plot. Counted are free building plots, not only those on offer.

Where to go from here

1 · Find a plot

Every plot has a page of its own with both scores.

solplot.com/plots

2 · See it in 3D

Fly over the coast and tap a plot.

seaviewplot.com

3 · Place a home on it

Put a home on the plot and see the sun.

placemyhome.com

4 · Walk through a home

Walk through five modular homes in 3D.

virtualhouseview.com

A small glossary

Building plot — A plot that is not built on, in a building zone.

Building zone — It sets how dense, how high and with how many floors one may build.

Land register — The official record of all plots of the Republic of Cyprus.

Sea-view score — 0 to 100: how wide and how near you see the sea.

Fully built — The day when a home stands on every free building plot.

Official number — Sheet, plan and parcel: the name of a plot in the land register.

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