

#10283

# A Touristic field in Softades village, Larnaca. (10283)

📍 Softades, Larnaca

€560,000 +VAT



# Overview

## Specifications

Area

 **6707 m<sup>2</sup>**

Type

**Field**

Title deed

**Yes**

## Description

A Touristic field in Softades village, Larnaca. (10283)

The field is located c. 500m southwest of the Kiti – Mazotos road and 600m northwest of the sea.

The asset has an area of 6,707sqm, a trapezium shape with a flat even surface and benefits from road frontage of c. 87m along Mazotos-Pervolia road (southeast border) and 108m along its north west border.

The immediate area of the asset comprises of residential developments and undeveloped parcels of land.

The property is covered by all essential services (electricity, water and telecommunications).

The property falls into two residential planning zones

-Γ3 with 10% building density, 10% coverage, 2 floors and a maximum height of 8,3m .

-T2α with 45% building density, 20% coverage, 3 floors and a maximum height of 13,1m for Hotels, 40% building density, 20% coverage, 2 floors and a maximum height of 8,3m for Touristic village/villas and 20% building density, 20% coverage, 2 floors and a maximum height of 8,3m for Houses.

THE PRICE IS SUBJECT TO VAT.



# Additional information

## Features

Connected to electric mains

Easy access to main roads

Investment opportunity

Municipal water/sewage

Own water supply

Quiet area

Walking distance to beach

Water well

## Distances

Amenities

 2 km

Airport

 10 km

Sea

 450 m

Schools

 2.5 km


## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
T2a	20%	45%	13.1 m	3	-
Γ3	10%	10%	8.3 m	2	-

## Contact us



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