

#10286

# Two Touristic Fields in Agios Theodoros, Larnaca (10286)

📍 Agios Theodoros, Larnaca

€690,000 +VAT



# Overview

## Specifications

|      |       |                      |     |
|------|-------|----------------------|-----|
| Area |       | 11920 m <sup>2</sup> |     |
| Type | Field | Title deed           | Yes |

## Description

Two Touristic Fields in Agios Theodoros, Larnaca (10286)

PRICE : EUR 690.000 +VAT

This asset comprises of two adjoining fields in Agios Theodoros, Larnaca.

The asset is located a 3.8km southeast of Maroni village and 170m north of the sea.

The asset has a total area of 11,920sqm and benefits from a ROW from adjoining parcels.

The immediate area comprises of undeveloped parcels of land as well as some residential developments (holiday homes).

The asset falls within touristic planning zone T3β with the following parameters:

- Hotels: 30% building density, 20% coverage, 3 floors and a maximum height of 13.1m
- Touristic villages: 25% building density, 20% coverage, 2 floors and a maximum height of 8.3m
- Houses: 20% building density, 20% coverage, 2 floors and a maximum height of 8.3m.



# Additional information

## Features

Connected to electric mains

Easy access to main roads

Municipal water/sewage

Near amenities

Village view

Walking distance to beach

## Distances

Amenities



200 m

Airport



27 km

Sea



230 m

## Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|------|--------------|--------------|------------|------------|---------------------|
| T3β  | 20%          | 30%          | 13.5 m     | 3          | -                   |

## Contact us



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