



#10494

Plot For Sale Ideal For Hotel or Apartments (10494)

 Skala, Larnaca

€2,800,000



Overview

Specifications

Area		586 m ²	
Type	Building Plot	Title deed	Yes

Description

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Great — here is a polished, professionally formatted English version suitable for presentations, investor decks, or official documentation.

I kept the meaning intact but enhanced clarity, structure, and business tone.

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PROJECT DESCRIPTION

The proposed plot is situated in a prime location in the city center, surrounded by retail stores, hotels, and within a short walking distance from Athens Avenue as well as the Phinikoudes beachfront (approximately 5 minutes on foot).

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Site Information

- Total plot area: 583 sq.m.
- Urban Planning Zone: Commercial Zone Pa6
- Base Building Factor (BF): 1.80:1
- Coverage Factor: up to 0.70:1
- Maximum Height: 10.00 m
- Permitted Floors: Three (3)

As a city hotel, the development is eligible for additional allowances:

Building Factor Increases

- +20% for hotel use → $1.80 \times 0.20 = 0.36$



Additional information

Features

Connected to electric mains

Easy access to main roads

Heart of city center

Near amenities

Near bus route

Walking distance to beach

Distances

Amenities

 20 m

Airport

 4.5 km

Sea

 240 m

Schools

 500 m


Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Πα6	70%	180%	10 m	3	-

Contact us



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