

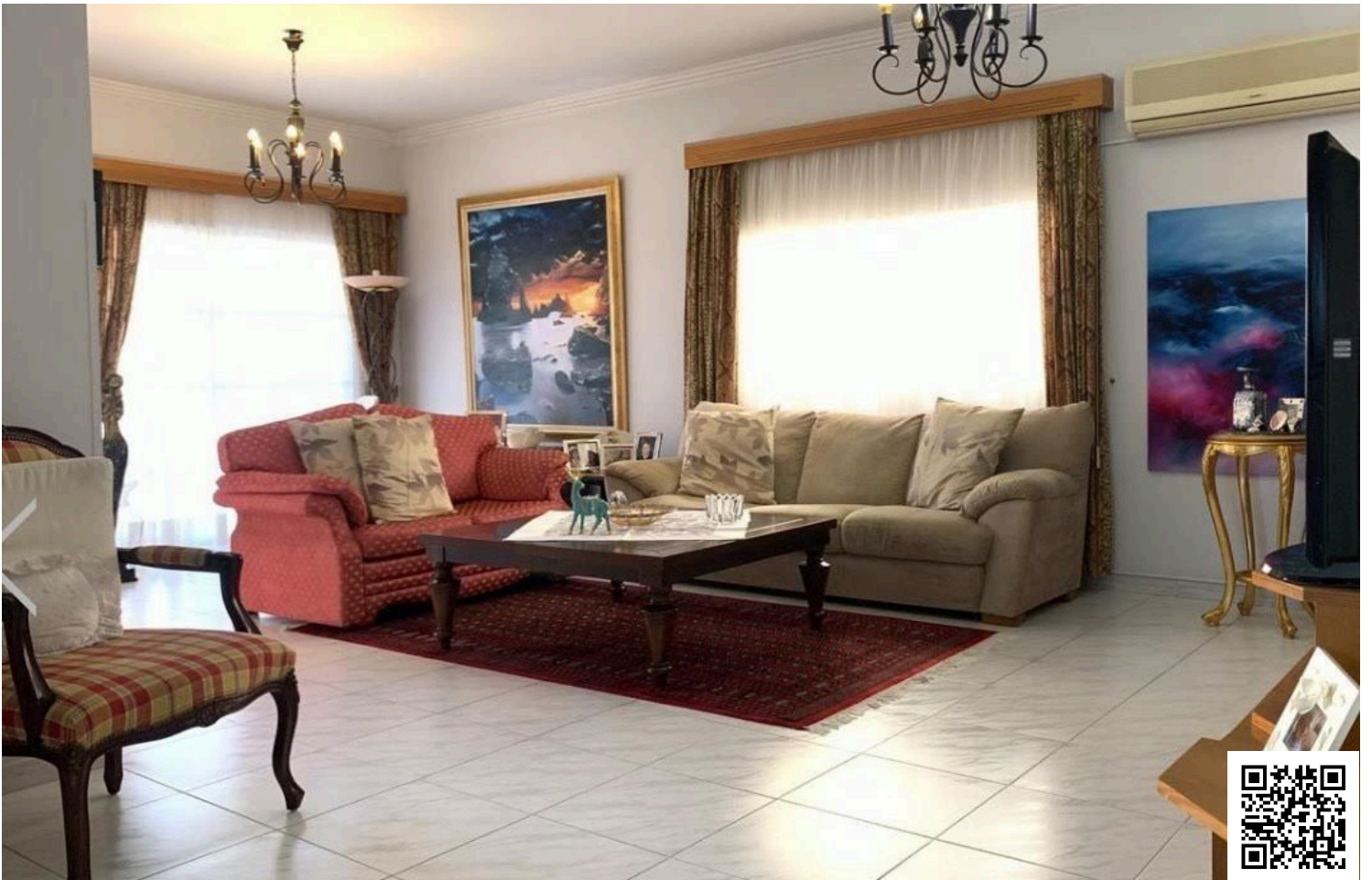


#11016

House in Sotiros Larnaca (11016)

📍 SOTIROS, Larnaca

€450,000



Overview

Specifications

Bedrooms

 2

Covered

 100 m²

Type	Bungalow
Toilets	2
Plot	595 m²
Status	Resale

Title deed	Yes
Furnished	Optional furnished
Structure	Concrete
Facade	Concrete

Description

House in Sotiros Larnaca (11016)

Discover this exceptional 595m² corner plot in the sought-after Sotiros area of Larnaca, offering a prime opportunity for residential development. Strategically located with easy access via a registered road, this regular-shaped plot sits at street level and enjoys a privileged corner position, ensuring excellent visibility and accessibility.

Key Features:

- ? Zoning: Kq4 – Residential Area
- ? Building Density: 120%
- ? Coverage Ratio: 50%
- ? Floors: Up to 3
- ? Maximum Height: 13.5m
- ? Adjacent to a pedestrian walkway
- ? No obstacles or disturbances

The plot includes an existing single-story residence (Category B) in good condition, featuring 2 bedrooms, covered and uncovered verandas, and private parking for two vehicles.

Located in an area with dominant residential use, this property is ideal for investors, developers, or families looking to build a modern home or apartment complex in a well-connected and evolving neighborhood.



Additional information

Facilities

Aircondition, Split system

Solar water heater

Storage

Features

City view

Connected to electric mains

Easy access to highway

Easy access to main roads

Investment opportunity

Near amenities

Near bus route

Quiet area

Distances

Amenities

 150 m

Airport

 7 km

Sea

 3 km

Public transport

 220 m

Schools

 900 m


Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka4	50%	120%	13.5 m	3	-

Contact us



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