



#12301

? Prime Plot for Sale – Chrysopolitissa, Larnaca | No VAT | Exceptional Potential (12301)

📍 Prodromos/Christopolitisa, Larnaca

€379,000



Overview

Specifications

Area		470 m ²	
Type	Building Plot	Title deed	Yes

Description

? Prime Plot for Sale – Chrysopolitissa, Larnaca | No VAT | Exceptional Potential

? Location: Chrysopolitissa, Larnaca

? Plot Size: 470m²

?? Building Density: 140% | Coverage: 50%

? Existing Property: 3-bedroom house (1950), in need of renovation

? VAT Exempt – Take advantage of existing structure!

Discover an exceptional investment opportunity in one of Larnaca’s most promising and central neighborhoods — Chrysopolitissa. This corner plot of 470m² is ideal for both residential or small-scale development, nestled in a peaceful setting just minutes from the sea, schools, shops, and essential amenities.

? Key Features:

No VAT applicable – thanks to the presence of an existing 3-bedroom house (built in 1950), this plot offers significant tax savings.

Zoning: Ka3 (100%) – Residential with a high building density of 140% and coverage of 50%.

Permissible build area: approx. 658m² across up to 4 floors.

Beautiful, mature garden with ample outdoor space and private parking.

Located on a registered road – easy access and high visibility.

Corner position – adds privacy and development flexibility.



Additional information

Features

City view

Connected to electric mains

Corner

Easy access to main roads

Investment opportunity

Prime land

Quiet area

Distances

Amenities

 150 m

Airport

 7 km

Sea

 1.45 km

Public transport

 300 m

Schools

 550 m


Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka3	50%	140%	17 m	4	-

Contact us



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