



#12335

# Residential Plot in Aradippou – 971 m<sup>2</sup> | €190,000 (12335)

📍 Aradippou, Larnaca

€180,000 ~~€190,000~~



# Overview

## Specifications

Area

 **971 m<sup>2</sup>**

Type

**Field**

Title deed

**Share of land**

## Description

Residential Plot in Aradippou – 971 m<sup>2</sup> | €190,000 (12335)

Description:

Introducing a rare 50% share opportunity in a prime residential plot in Aradippou, Larnaca—an exclusive offering at €190,000. With a total area of 1,943 m<sup>2</sup>, your share represents 971 m<sup>2</sup> in the desirable Ka5 zoned area, providing excellent potential for development.

Plot & Zoning Details:

Total Share Area: 971 m<sup>2</sup> (50% of 1,943 m<sup>2</sup>)

Planning Zone: Ka5 – Residential (100% density, 50% coverage, up to 3 floors & 13.5 m height)

VAT Status: Not subject to VAT

Registered Public Road Access & Corner Positioning – enhances visibility and ease of development

Topography: Flat and regular shaped – ideal for efficient planning & construction

Location Highlights:

5 minutes to Rizoelia roundabout, providing direct access to the A3/A2 motorways

5 minutes from Oroklini beach – ideal for summer living or leisure properties

5 minutes from Larnaca city center – perfect for daily convenience

100 m from a primary school & 500 m from shops & supermarket – family-friendly and practical



# Additional information

## Features

Connected to electric mains

Elevated

Near bus route

Easy access to highway

Investment opportunity

Own water supply

Easy access to main roads

Near amenities

Quiet area

## Distances

Amenities

 500 m

Airport

 10 km

Sea

 2 km

Public transport

 200 m

Schools

 300 m

Resort

 2 km


## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka5	50%	100%	13.5 m	3	-

## Contact us



**Giorgos Tsiampos**

 (+357) 99982112

 infolextrusrealestate@gmail.com

