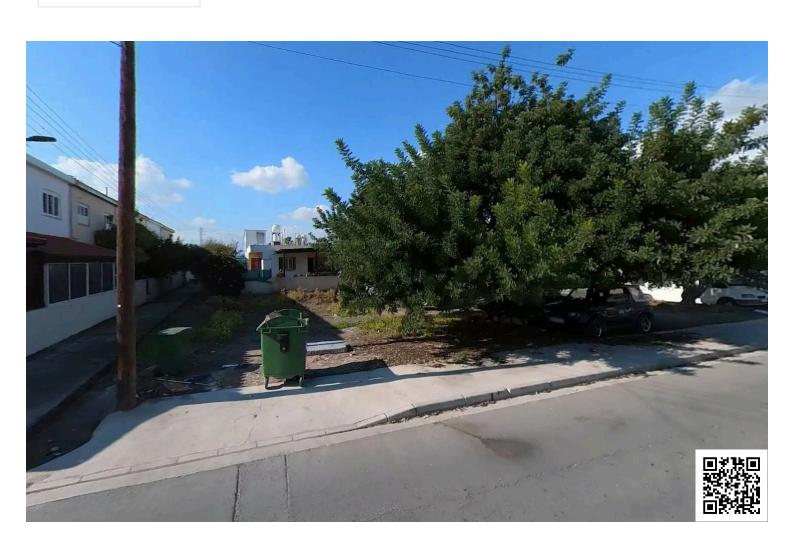


#12388

# Prime Commercial & Residential Investment Opportunity in Livadia − €290,000 (12388)

Livadia, Larnaca

€290,000









# **Overview**

# **Specifications**

Area

[] 488 m<sup>2</sup>

Type

**Building Plot** 

Title deed

Yes

## **Description**

Prime Commercial & Residential Investment Opportunity in Livadia – €290,000 (12388)

Located on the main road of Livadia, this exceptional 488 sqm plot offers a rare opportunity for both commercial and residential development in one of Larnaca's fastest-growing areas. Situated in the sought-after E $\beta$ 6 planning zone, the plot benefits from a high building density of 100% and a coverage of 50%, allowing for a versatile development potential of up to 3 floors.

Strategically positioned just 2 km from the beach and with excellent access to key amenities, this property offers exceptional visibility and accessibility—ideal for shops, offices, apartments, or mixed-use projects.

Key Features:

Plot size: 488 sqm

Zone: Eβ6 (Commercial/Residential)

Building density: 100%

Coverage: 50%

Floors: Up to 3

Prime main road frontage

Only 2 km from the beach

Surrounded by established businesses and residential developments





# **Additional information**

### **Features**

City view Connected to electric mains Easy access to highway

Near amenities Near bus route Own water supply

Panoramic view Prime land Water well

## **Distances**

Amenities Airport Sea

100 m → 18 km 🗯 2 km

Public transport Schools Resort

## **Planning zones**

Zone	Cover factor	<b>Build factor</b>	Max height	Max floors	Affected percentage
Εβ6	50%	100%	11.3 m	3	-

#### Contact us



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