



#12388

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

📍 Livadia, Larnaca

€290,000



Overview

Specifications

Area

 **488 m²**

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 Eβ6 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
Easy access to main roads	Investment opportunity	Municipal water/sewage
Near amenities	Near bus route	Own water supply
Panoramic view	Prime land	Water well

Distances

Amenities

 100 m

Airport

 18 km

Sea

 2 km

Public transport

 200 m

Schools

 200 m

Resort

 2 km


Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Eß6	50%	100%	11.3 m	3	-

Contact us



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