



#13677

# Residential Plot in Oroklini Larnaca (13677)

📍 Oroklini, Larnaca

€190,000 +VAT



# Overview

## Specifications

Area		623 m <sup>2</sup>	
Type	Building Plot	Title deed	Yes

## Description

? Price: €190,000 + VAT  
? Plot Size: 623 m<sup>2</sup> | Zone: H5a – Residential | Build Factor: 35% | Floors: 2

### Property Overview

This superb 623 m<sup>2</sup> residential plot is located in a peaceful and sought-after area, falling under Zone H5a, which is dedicated to residential developments. Whether you're looking to build your dream home or make a strategic investment, this plot offers the perfect foundation for both.

### Key Features

Development Zone: H5a (100%) – Predominantly Residential Area

Building Density: 35%

Coverage Ratio: 20%

### Why This Plot?

- ? Registered Access Road
- ? Flat Terrain – Easy Construction
- ? No Visual or Physical Barriers
- ? Ideal for a Spacious Family Home with Garden or Pool
- ? Low-Density Area – Peaceful Living with Privacy

### Development Potential

With a generous building density of 35% and two floors permitted, you can build a sizeable villa or two-level residence with garden space, private parking, or even a pool. The height allowance of 8.3 meters gives you design



# Additional information

## Features

Connected to electric mains

Easy access to main roads

Quiet area

Village view

## Distances

Amenities



350 m

Airport



18 km

Sea



3 km

Public transport



500 m

Schools



900 m

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
H5a	20%	35%	8.3 m	2	-

## Contact us



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