

#14091

# Residential Field 5,644 m<sup>2</sup> in Sotiros Larnaca (14091)

📍 SOTIROS, Larnaca

€4,050,000 +VAT



# Overview

## Specifications

Area		5644 m <sup>2</sup>	
Type	Field	Title deed	Yes

## Description

- ? Total Area: 5,644 m<sup>2</sup>
- ? Title Deed: Clean & Available

### Property Highlights

- ? A rare residential field offering outstanding potential for development.
- ? Surrounded by roads on all sides, ensuring excellent accessibility and flexibility for design.
- ? Strategically positioned in an amazing location near key amenities, shops, and schools, making it an attractive option for families and investors alike.
- ? Flat, clear, and ready for development, free from debts, mortgages, or encumbrances.

### Planning Information

Planning Zone: Kq4

Building Density: 120%

Coverage Ratio: 50%

Maximum Height: 13.5 meters

Floors Allowed: Typically 3 (as per Kq4 zone)

This planning flexibility allows for high-value residential projects, such as luxury apartments, modern residences, or a premium residential complex.

### Key Advantages



# Additional information

## Features

City view

Easy access to main roads

Near amenities

Connected to electric mains

Investment opportunity

Near bus route

Easy access to highway

Municipal water/sewage

Prime land

## Distances

Amenities



Airport



Sea



Public transport



Schools



## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka4	50%	120%	13.5 m	3	-

## Contact us



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