



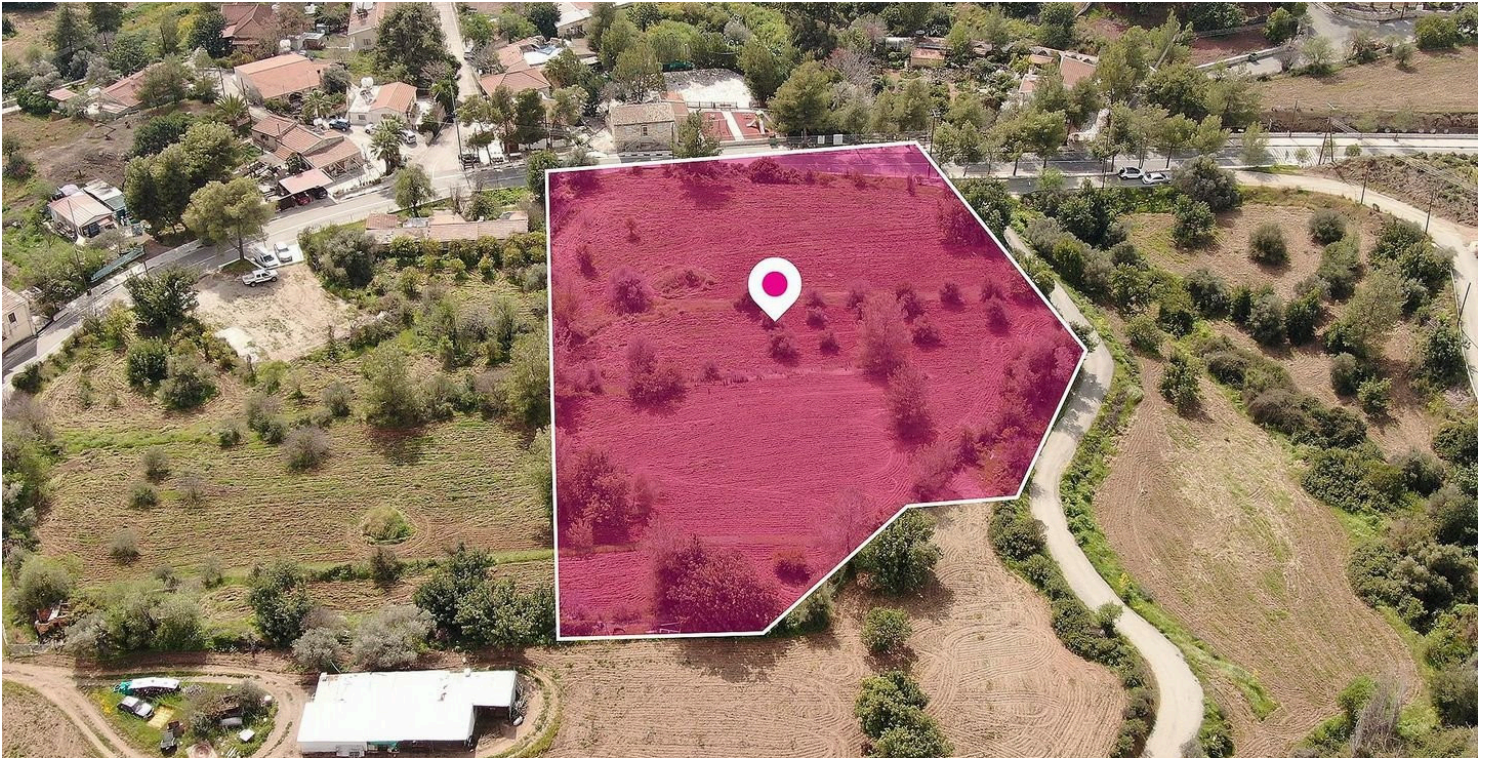
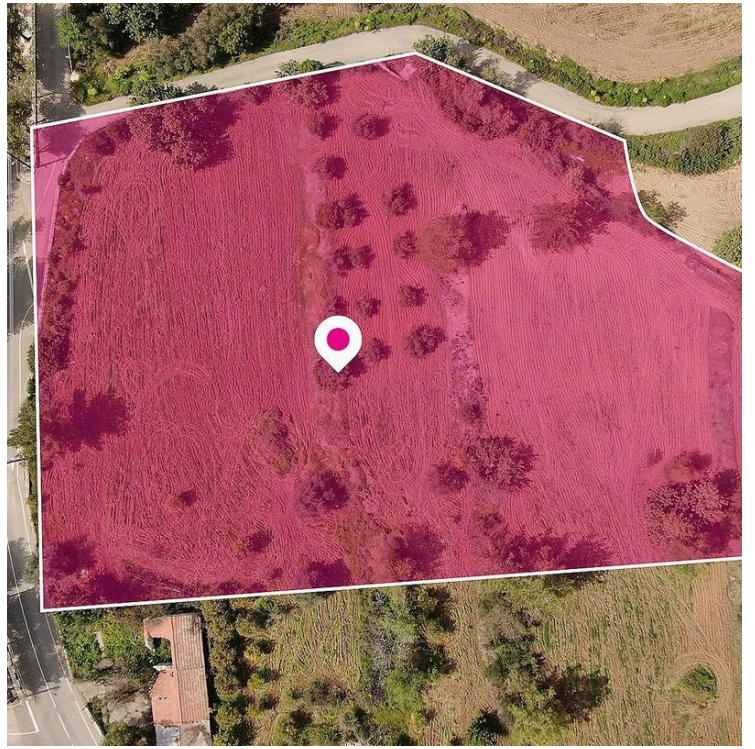
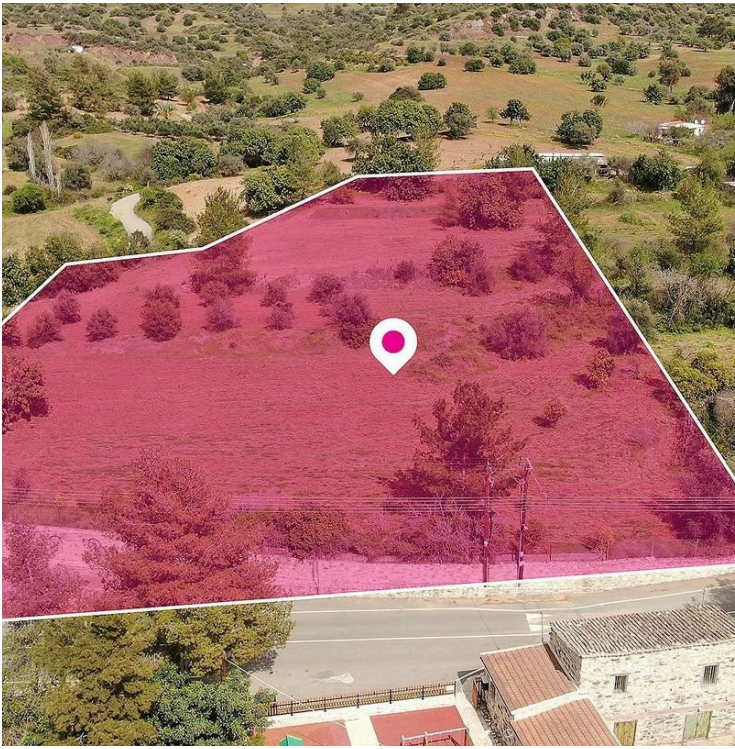
#16351

# Prime Development Opportunity: Residential Field in Lageia, Larnaca

📍 Lageia, Larnaca

€140,000 +VAT





# Overview

## Specifications

Area

 6000 m<sup>2</sup>

Type

Field

## Description

Seize the opportunity to develop in a prime location with this expansive 6,000 sq.m. residential field. Perfectly positioned just 120m. from the village centre, this property combines the tranquility of a residential area with immediate access to local amenities. Key Investment Highlights:

- Ready for Development: Features a regular shape and level topography, situated at road level for ease of construction.
- Excellent Accessibility: Boasting an impressive 76m of frontage on a registered public road—the main road passing through the village—providing vital connection to nearby areas.
- High Development Potential: Situated within Residential Zone H2, the plot offers generous building parameters: ? 90% Building Coefficient ? 50% Coverage Ratio ? 2-Floor Allowance (up to 8.3m height)

The property is sold jointly by Themis & Bank of Cyprus: - 50% share of the property is exclusively owned by Themis Portfolio Management Holdings Ltd - 50% share of the property is exclusively owned by Bank of Cyprus Public Company Limited



# Additional information

## Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|------|--------------|--------------|------------|------------|---------------------|
| H2   | 50%          | 90%          | 8.3 m      | 2          | 100%                |

## Contact us



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