



#16767

# Prime Residential Development Plot – Aradippou, Larnaca (16767)

📍 Aradippou, Larnaca

€250,000



# Overview

## Specifications

Area

 535 m<sup>2</sup>

Type	<b>Building Plot</b>	Title deed	<b>Yes</b>
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## Description

Prime Residential Development Plot – Aradippou, Larnaca

Price: €250.000

An excellent opportunity to acquire a 535 sq.m. fully buildable plot located in a Ka5 urban planning zone, designated for 100% residential use. The zoning ensures a purely residential environment, offering long-term value, stability, and strong demand for housing.

The plot benefits from 100% building density and 50% coverage, allowing for the construction of a three-storey residential building with a maximum permitted height of 13.5 meters. These planning conditions make it ideal for apartment development, maisonettes, or a private residence.

Positioned on a corner, the property enjoys frontage on a registered public road, ensuring excellent accessibility and added development flexibility. The land lies at the same level as the road, is flat, and has a regular shape, significantly reducing construction complexity and costs.

The plot is characterized by normal orientation and views, situated in a fully residential and organized neighborhood. There are no encumbrances, obstacles, easements, or nuisances, making it a clear and secure investment with immediate development potential.

### Key Property Details

Plot size: 535 sq.m.

Zoning: Ka5 – 100% Residential Use

Building density: 100%



# Additional information

## Features

Corner

Easy access to highway

Easy access to main roads

Near amenities

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka5	50%	100%	13.5 m	3	-

## Contact us



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