



#17609

Residential plot with license for 16 apartments – Sotiros, Larnaca (17609)

📍 SOTIROS, Larnaca

€850,000



APT. NO.	2 B	3 B	INTERNAL AREA	BALCONY	TERRACE	ROOF GARDEN	CIRCULATION	CAVE	TOTAL
			M2	M2	M2	M2	M2	M2	M2
101	v		90.50	20.00			9.00	3.00	119.50
102		v	109.00	35.00			9.00	3.00	153.00
103	v		81.00	19.50			9.00	3.00	109.50
104	v		81.00	19.50			9.00	3.00	109.50
201	v		90.50	20.00			9.00	3.00	119.50
202		v	109.00	35.00			9.00	3.00	153.00
203	v		81.00	19.50			9.00	3.00	109.50
204	v		81.00	19.50			9.00	3.00	109.50
301	v		90.50	20.00			9.00	3.00	119.50
302		v	109.00	35.00			9.00	3.00	153.00
303	v		81.00	19.50			9.00	3.00	109.50
304	v		81.00	19.50			9.00	3.00	109.50
401	v		94.50	20.00		64.00	9.00	9.00	123.50
402		v	113.50	35.00		64.00	9.00	9.00	157.50
403	v		84.50	19.50		49.00	9.00	7.00	113.00
404	v		81.00	19.50		49.00	9.00	7.00	109.50



Overview

Specifications

Area

 702 m²

Type	Development Land	Title deed	Yes
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Description

A rare opportunity to acquire three adjoining plots (sold as one) in the heart of Sotiros, Larnaca, one of the most central and high-demand residential areas — ideal for a premium development project. Ready license for 16 apartments (12x2 beds and 4x3 beds)

? Total Land Area: approx. 702 m²
(Plot 1: ~276 m² | Plot 2: 232 m² | Plot 3: ~194 m²)

? Planning Zone: Πα5 (100%) – Central Area / Continuous Building Zone

? Development Potential:

?? Building Density: 210% ?

?? Coverage: 70%

?? Suitable for apartment building or mixed-use project ?

? Plot Characteristics:

?? Registered road access (all plots) ?

?? Road frontage from one side

?? Mixed shapes (regular & irregular) ?

?? Urban, fully developed surroundings

? Additional Advantage:

One of the plots includes an existing ground-floor house, which can be used, renovated, or demolished depending on the development plan.

? Located in a prime city location, close to:

?? Schools & services ?

?? Shops & amenities ?



Additional information

Features

Easy access to highway

Easy access to main roads

Investment opportunity

Near amenities

Near bus route

Prime land

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Πα5	70%	210%	10 m	3	-

Contact us



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