

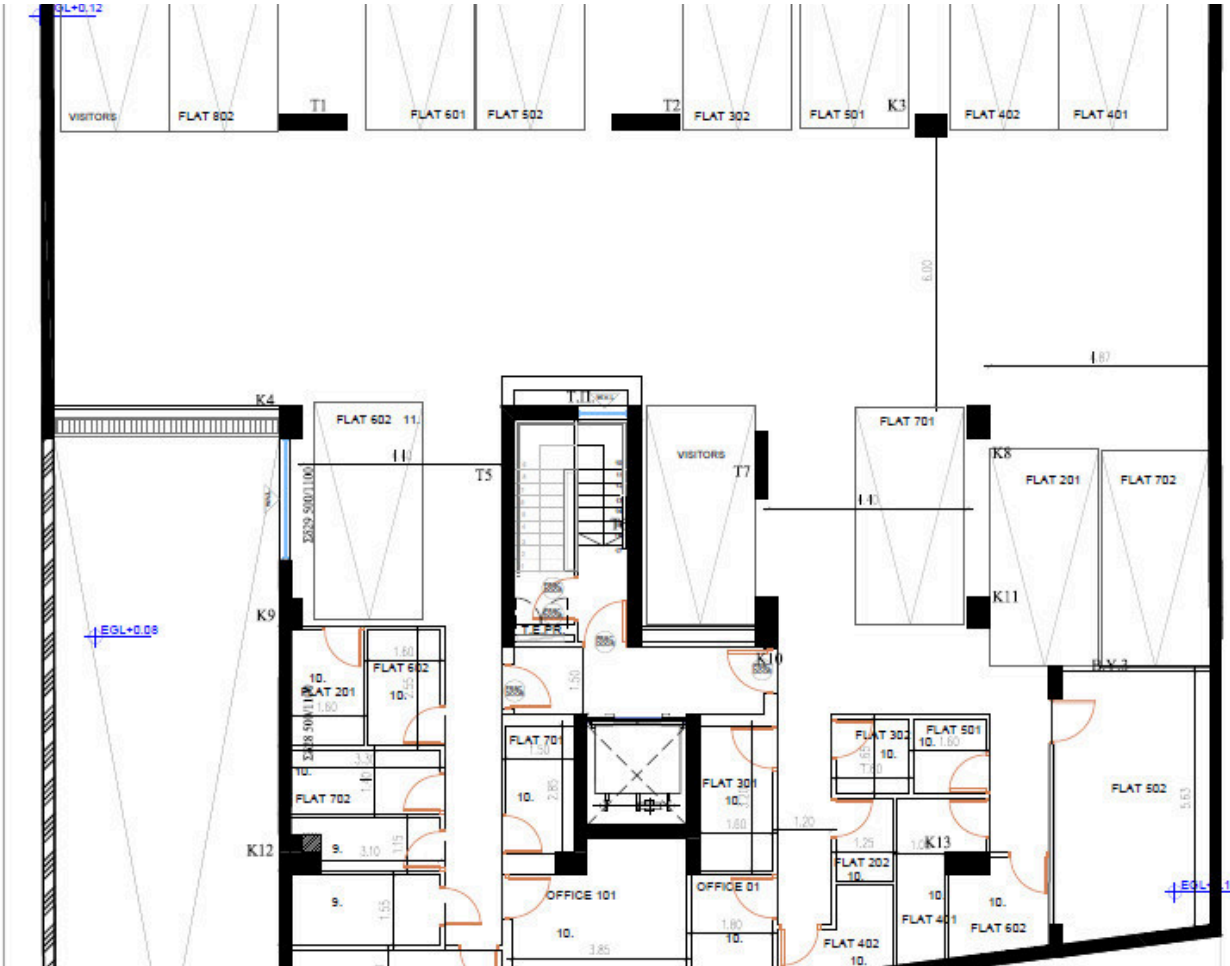


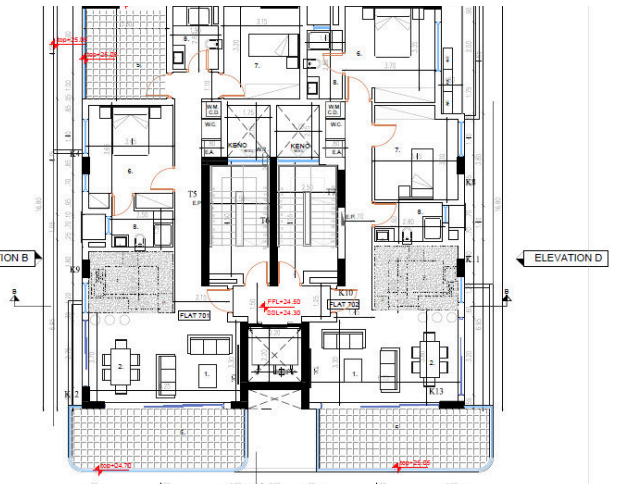
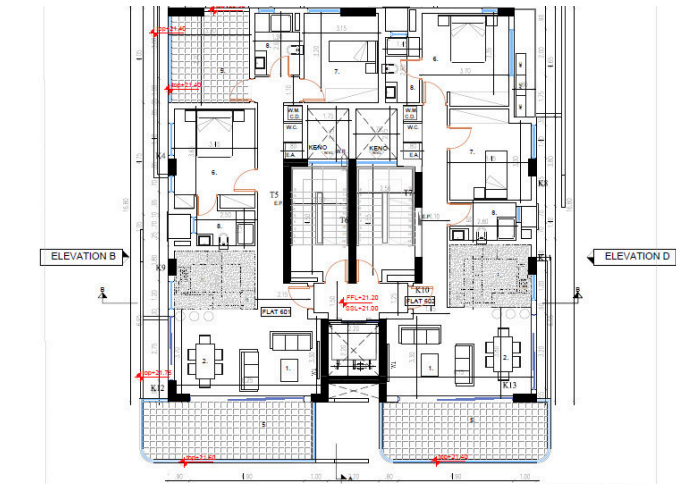
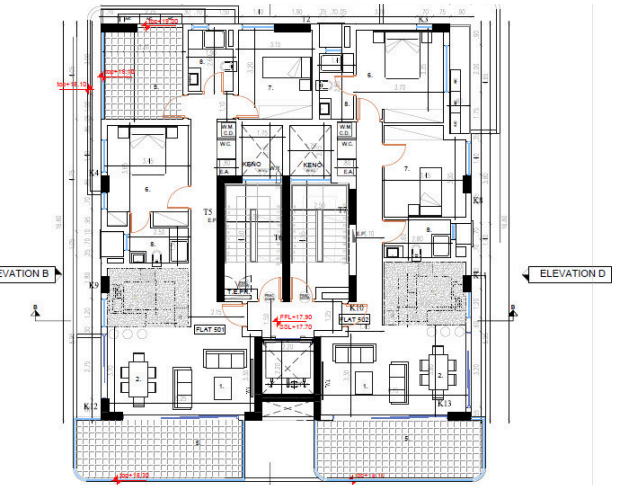
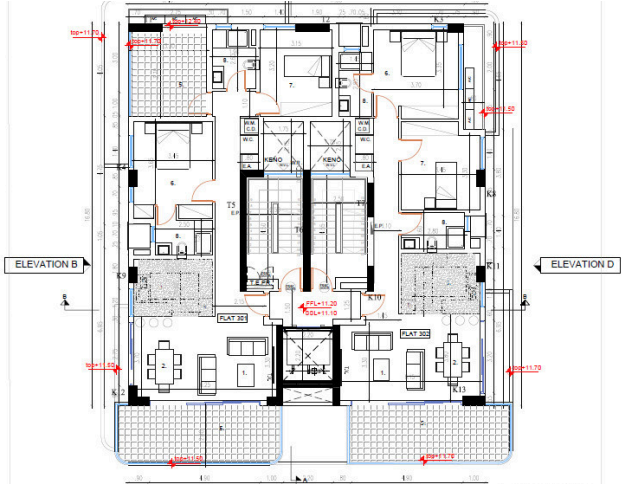
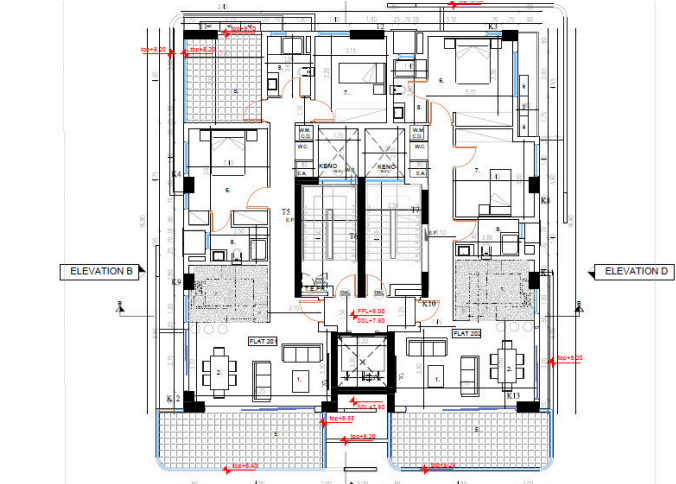
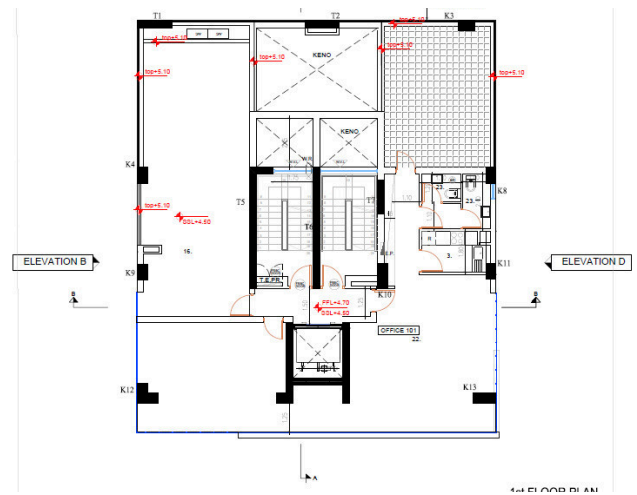
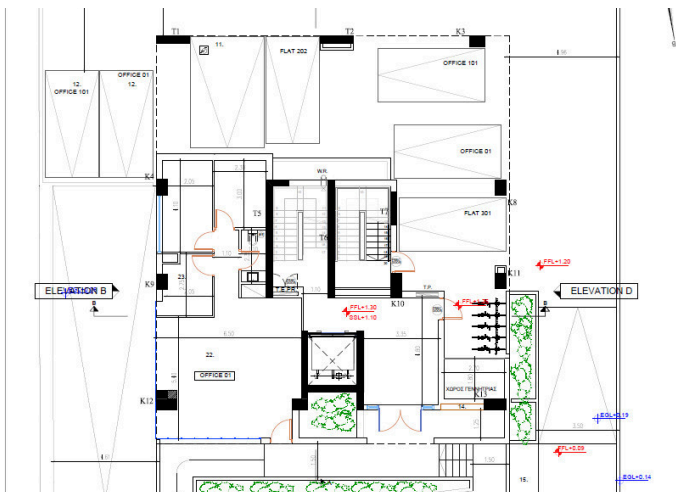
#18529

# Prime Commercial Development Plot in Larnaca Port Area with Approved Planning Permit for 8-Storey Building (18529)

Port, Larnaca

€1,400,000





# Overview

## Specifications

Area

 **728 m<sup>2</sup>**

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

Prime Commercial Development Plot in Larnaca Port Area

PRICE: €1.400.000

Investment Opportunity with Approved Planning Permit for 8-Storey Building

Exceptional investment opportunity in the highly strategic Port area of Larnaca. This corner commercial plot is ideally located in one of the city's fastest-growing and most promising development zones, close to the New Marina and Larnaca Port redevelopment project.

The property includes an existing old commercial structure/shop and comes with approved permits for the construction of an 8-storey modern building consisting of 13 apartments, 2 office spaces, and underground parking.

Property Details:

- Plot Area: 728 m<sup>2</sup>
- Category: Commercial Plot
- Planning Zone: Eβ2 (100%)
- Zone Use: Commercial & Related Activities
- Building Density: 180%
- Coverage Ratio: 50%
- Maximum Floors: 6
- Maximum Height: 24m
- Corner / Privileged Plot
- Registered Road Access
- Same road level
- Regular Shape



# Additional information

## Features

City view

Easy access to highway

Investment opportunity

Prime land

Connected to electric mains

Easy access to main roads

Near amenities

Corner

Heart of city center

Near bus route

## Distances

Amenities

 450 m

Airport

 10 km

Sea

 550 m

Public transport

 450 m

Schools

 650 m

Resort

 250 m


## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Eβ2	50%	180%	24 m	6	-

## Contact us



**Christos Ioannides**

 (+357) 95146944

 valantodc@gmail.com

