



#2856

Touristic Field in Ayios Theodoros Larnaca (2856)

📍 Ayios Theodoros, Larnaca

€315,000 +VAT



Overview

Specifications

Area

 **7135 m²**

Type

Field

Title deed

Yes

Description

Touristic Field in Ayios Theodoros Larnaca (2856)

@EUR 315.000 +VAT

The property is located in Agios Theodoros community in Larnaca district.

It is located c. 350m north from the Mazotos - Agios Theodoros road and 400m north from the beach.

The asset has a rather irregular shape, totals 7,135sqm and falls into touristic planning zone (T3β) and offers partial sea view

It benefits from c. 4m meters road frontage along a road which is in the process to be registered (northeast border)

The property has the potential to be covered by water, electricity and telecommunication services

The wider area features sporadic residential development with mainly detached houses, empty fields utilized for agricultural purposes, mostly for dry cultivations, orchards and greenhouses. Asset is easily accessible via Limassol - Larnaca and Larnaca - Nicosia motorway as well as Zygi - Mazotos - Kiti coastal road.

The property is zoned as T3β (touristic) with this parameters:

- Hotels: 30% building density, 20% coverage, 3 floors and a maximum height of 13.1m
- Touristic villages: 25% building density, 20% coverage, 2 floors and a maximum height of 8.3m
- Houses: 20% building density, 20% coverage, 2 floors and a maximum height of 8.3m .



Additional information

Features

Investment opportunity

Near amenities

Panoramic view

Sea view

Village view

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
T3β	20%	30%	13.5 m	3	-

Contact us



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