



#3468

Land with Listed House with a license to renovate and build office space for Sale in Chrysopolitissa Area, Larnaca (3468)

📍 Prodromos/Christopolitisa, Larnaca

€1,300,000




Overview

Specifications

Covered

 **180 m²**

| | |
|----------------------|--------------------------|
| Type | House |
| Plot | 726 m² |
| Status | Resale |
| Year of construction | 1960 |

| | |
|--------------------------|--|
| Title deed | Yes |
| Furnished | Unfurnished |
| Energy efficiency rating |  D |

Description

Land with Listed House with a license to renovate and build office space for Sale in Chrysopolitissa Area, Larnaca (3468)

@EUR 1.300.000

This land parcel, spanning 726m², is situated in the sought-after Chrysopolitissa area of Larnaca. It is located on a registered road and enjoys a corner/premium position.

The area offers easy access to main roads and is in close proximity to shops and services. This is an excellent opportunity to build your dream home in one of Larnaca's most desirable neighborhoods.

The area of the plot based on data collected from the Land Registry and the planning parameters are as follows:

- Maximum no. of floors 4 (including ground floor) *
- Maximum height of building 17 m*
- Maximum allowable Density 140 % enclosed spaces, covered patios/ verandas not included
- Maximum allowable Coverage 50 % (building footprint)

The number of floors and the height of the building may be negotiated with the Planning Authority during the design stage in order to utilize all of the available density.

- Area of Plot no. 139= 726 m2, Maximum allowable density 1016 m2
- Enclosed Area of Listed Building (existing density)= 180 m2

The remaining allowable Building Density is therefore 836m2 (1016-180=836m2).



Additional information

Features

Easy access to main roads

Investment opportunity

Near amenities

Contact us



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