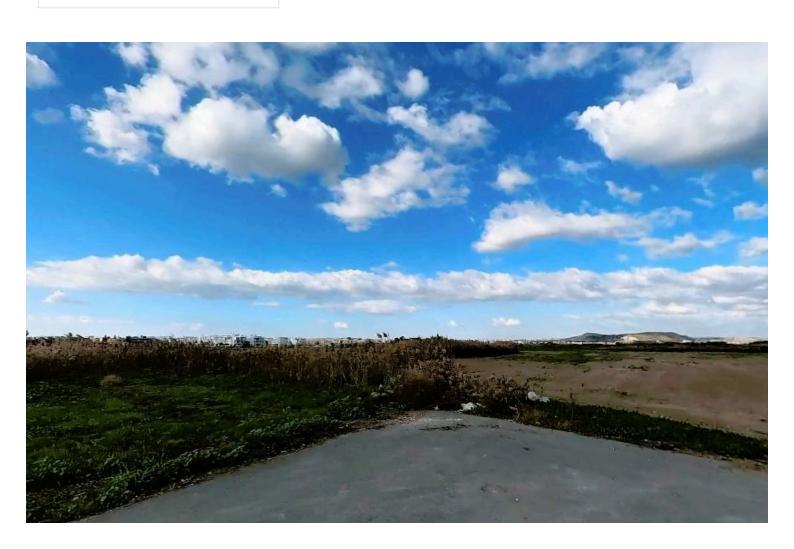


#5246

# PRIME LAND OFF LARNACA DHEKELIA ROAD - NEAR LAND OF TOMORROW, 450 METERS FROM THE SEA(5246)

Livadia, Larnaca

€16,000,000 +VAT



# **Overview**

### **Specifications**

Area

[] 49694 m<sup>2</sup>

Type

**Development Land** 

Title deed

Yes

#### **Description**

PRIME LAND OFF LARNACA DHEKELIA ROAD - NEAR LAND OF TOMORROW, 450 METERS FROM THE SEA (5246)

@EUR 16.000.000 +VAT

An unparalleled opportunity unfolds with this expansive plot of land situated in one of Larnaca's most coveted locations, off the Larnaca Dhekelia road. Positioned just across the American University and in proximity to the proposed new marina and the Land of Tomorrow project, this land is at the epicenter of growth in Larnaka.

? Plot Details:

Total Plot Size: 49,694 m<sup>2</sup>

Total Buildable Area: 44,700 m<sup>2</sup> (Potential for more with certain incentives)

Possible Scenario:

Residential Buildings

144 Units of One-Bedroom (50 m<sup>2</sup>) Apartments

143 Units of Two-Bedroom (80 m<sup>2</sup>) Apartments

142 Units of Three-Bedroom (110 m<sup>2</sup>) Apartments

Note: Preliminary assessment; Detailed analysis available upon completion of architectural proposal and technical specifications.

Sale Price: €16.000.000

Main Information:



# **Additional information**

#### **Features**

Easy access to highway

Easy access to main roads

Investment opportunity

Municipal water/sewage

Near bus route

Next to green area

Quiet area

Sea view

Walking distance to beach

#### **Distances**

**Amenities** 

500 m

Airport

**→** 15 km

Sea

**≋** 350 m

Public transport

**250** m

**Schools** 

900 m

Resort

**700** m

## **Planning zones**

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage

#### Contact us



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