

#6630

# Prime Development Opportunity: Five Adjacent Plots near New Mall Area in Larnaca (6630)

📍 New Mall Area, Larnaca

€1,850,000 +VAT



# Overview

## Specifications

Type	Building Plot	Title deed	Yes
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## Description

Prime Development Opportunity: Five Adjacent Plots near New Mall Area in Larnaca (6630)

Asking price for the entire package is €1,850,000 plus VAT, presenting a competitive opportunity for developers and investors alike.

Unlock the potential of these strategically located plots near the bustling New Mall area in Larnaca. Comprising a mix of commercial and residential zones, these five adjacent plots offer a unique opportunity for developers to create a dynamic mixed-use development in a highly sought-after location.

### Key Features:

- Location: Situated in close proximity to the New Mall area, these plots offer excellent visibility and accessibility.
- Mixed-Use Potential: With three front plots designated for commercial use and two rear plots for residential purposes, developers have the flexibility to create a vibrant mixed-use development.
- Development Specifications: Each plot comes with its own set of development specifications, including building density, coverage, floors, and height allowances, providing a clear framework for development.
- Commercial Advantage: The front three plots enjoy a corner position and direct access to registered roads, offering prime commercial exposure and foot traffic.
- Residential Comfort: The rear plots provide a tranquil residential setting, ideal for creating modern living spaces with ample parking facilities.
- Smart Design Potential: Developers can maximize space utilization by concentrating built area on the front plots while dedicating rear areas for parking and green spaces, enhancing the overall appeal of the development.
- Quiet Neighborhood: Despite its proximity to commercial areas, the plots are situated in a quiet neighborhood with no hindrances or disturbances, ensuring a peaceful living and working environment.
- Investment Opportunity: With the potential for high rental yields and property appreciation, this development is an



# Additional information

## Features

City view

Easy access to main roads

Near amenities

Connected to electric mains

Investment opportunity

Own water supply

Easy access to highway

Municipal water/sewage

Water well

## Distances

Amenities

 250 m

Airport

 7 km

Sea

 2.8 km

Schools

 900 m

## Contact us



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