

#6630

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

📍 New Mall Area, Larnaca

€2,100,000 +VAT



Overview

Specifications

Type	Building Plot	Title deed	Yes
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Description

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Asking price for the entire package is €2.100,000 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

Connected to electric mains

Easy access to highway

Easy access to main roads

Investment opportunity

Municipal water/sewage

Near amenities

Own water supply

Water well

Distances

Amenities

 250 m

Airport

 7 km

Sea

 2.8 km

Schools

 900 m


Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka4	50%	120%	13.5 m	3	-
-	-	-	-	-	-
-	-	-	-	-	-

Contact us



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