



#6760

# "Investment Opportunity: Residential Plot with Listed House in Drosia, Larnaca - Easy Access to Amenities and Schools, 2.2 km from Beach" (6760)

 Drosia, Larnaca

€460,000





# Overview

## Specifications

Area		595 m <sup>2</sup>	
Type	Building Plot	Title deed	Yes

## Description

"Investment Opportunity: Residential Plot with Listed House in Drosia, Larnaca - Easy Access to Amenities and Schools, 2.2 km from Beach" (6760)

This remarkable investment opportunity presents a unique blend of a spacious residential plot with a listed house, ideally located in Drosia, Larnaca. Priced at 460,000, this property offers convenient access to amenities and schools, making it an attractive option for families and investors alike. Situated just 2 kilometers from the beach, it combines coastal living with urban convenience.

The plot spans an area of 595 square meters and falls under category Ka4 in the local development plan of Larnaca, allowing for significant development potential. With a building density of 120%, coverage of 50%, and accommodation for up to 3 floors reaching a maximum height of 13.5 meters, there are ample opportunities for expansion or redevelopment.

Access to the property is facilitated by a registered road, with the plot enjoying cornered access at street level. The surrounding environment is peaceful and free from significant obstacles or nuisances, providing an ideal setting for residential living.

Additionally, the listed house on the property adds value and character to the investment. Constructed in 1969 with a reinforced concrete structure, it is in good condition and has undergone partial renovation in 1990. The house features three bedrooms, offering comfortable accommodation for residents.

With its prime location, development potential, and the added value of the listed house, this investment opportunity in Drosia, Larnaca, presents an attractive proposition for those seeking both capital appreciation and a desirable living environment.



# Additional information

## Features

Connected to electric mains

Investment opportunity

Own water supply

Easy access to highway

Near amenities

Water well

Easy access to main roads

Near bus route

## Distances

Amenities

 300 m

Airport

 8.5 km

Sea

 2.2 km

Public transport

 560 m

Schools

 550 m

Resort

 2.8 km

## Contact us



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