



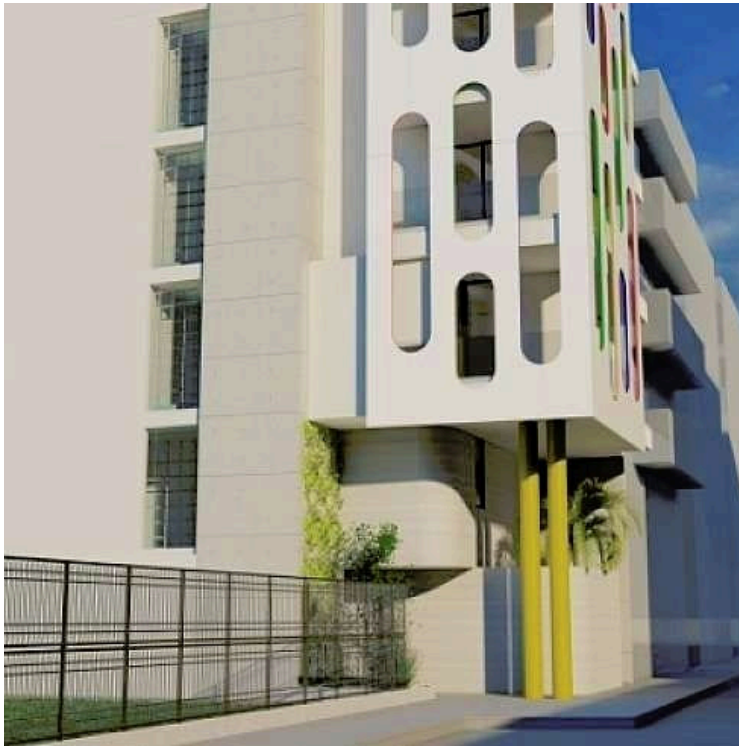
#7151

# Building plot with license for 12 apartments for sale in Larnaca Center (7151)

📍 Center, Larnaca

€1,000,000 +VAT





# Overview

## Specifications

|      |               |                    |     |
|------|---------------|--------------------|-----|
| Area |               | 192 m <sup>2</sup> |     |
| Type | Building Plot | Title deed         | Yes |

## Description

Building plot with license for 12 apartments for sale in Larnaca Center (7151)

Price: €1,000,000  
Location: Skala, Larnaca Municipality, walking distance from Foinikoudes Beach

The plot has a building license for a residential building with 5 floors, in the heart of Larnaca, just a short walk from the iconic Foinikoudes Beach. The project includes a total of 12 one-bedroom apartments, each designed to maximize comfort and convenience for residents.

### Apartment Details:

- Total Apartments: 12
- Internal Areas: Ranging from 48 m<sup>2</sup> to 61 m<sup>2</sup>
- 5 apartments of 51 m<sup>2</sup>
- 1 apartment of 61 m<sup>2</sup>
- 5 apartments of 48 m<sup>2</sup>
- 1 apartment of 52 m<sup>2</sup>
- Balconies: Each apartment includes a balcony ranging from 8 m<sup>2</sup> to 10 m<sup>2</sup>, except for the two ground floor apartments.
- Ground Floor Apartments:
  - Feature mezzanine bedrooms of 19 m<sup>2</sup> and 20 m<sup>2</sup>.
  - Include a garden/patio of 11 m<sup>2</sup> and 31 m<sup>2</sup> respectively.

### Building Specifications:

Plot Size: 192 m<sup>2</sup>  
Zoning: Pa4 (Core Areas and Continuous Development Areas)



# Floor plans

| Floor | Type         | Apartment No | Facing | Internal Covered | Covered Balcony | Mezzanine Bedroom | Total Covered | Garden / Patio | Roof Garden | Total  |
|-------|--------------|--------------|--------|------------------|-----------------|-------------------|---------------|----------------|-------------|--------|
| GF    | Duplex 1-bed | 1            | Front  | 51               |                 | 19                | 70            | 11             |             | 62     |
| GF    | Duplex 1-bed | 2            | Back   | 61               |                 | 20                | 81            | 31             |             | 92     |
| 1st   | 1-bed        | 3            | Front  | 51               | 10              |                   | 61            |                |             | 61     |
| 1st   | 1-bed        | 4            | Back   | 48               | 8               |                   | 56            |                |             | 56     |
| 2nd   | 1-bed        | 5            | Front  | 51               | 8               |                   | 59            |                |             | 59     |
| 2nd   | 1-bed        | 6            | Back   | 48               | 10              |                   | 58            |                |             | 58     |
| 3rd   | 1-bed        | 7            | Front  | 51               | 8               |                   | 59            |                |             | 59     |
| 3rd   | 1-bed        | 8            | Back   | 48               | 10              |                   | 58            |                |             | 58     |
| 4th   | 1-bed        | 9            | Front  | 51               | 8               |                   | 59            |                |             | 59     |
| 4th   | 1-bed        | 10           | Back   | 48               | 10              |                   | 58            |                |             | 58     |
| 5th   | 1-bed        | 11           | Front  | 52               | 8               |                   | 57            |                | 60.14       | 117.14 |
| 5th   | 1-bed        | 12           | Back   | 48               | 10              |                   | 41            |                | 51.2        | 92.2   |



# Additional information

## Features

Easy access to main roads

Heart of city center

Near amenities

Near bus route

## Distances

Amenities

 100 m

Airport

 6 km

Sea

 600 m

Public transport

 150 m

Schools

 150 m

## Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|------|--------------|--------------|------------|------------|---------------------|
| Πα4  | 70%          | 240%         | 13.1 m     | 4          | -                   |

## Contact us



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