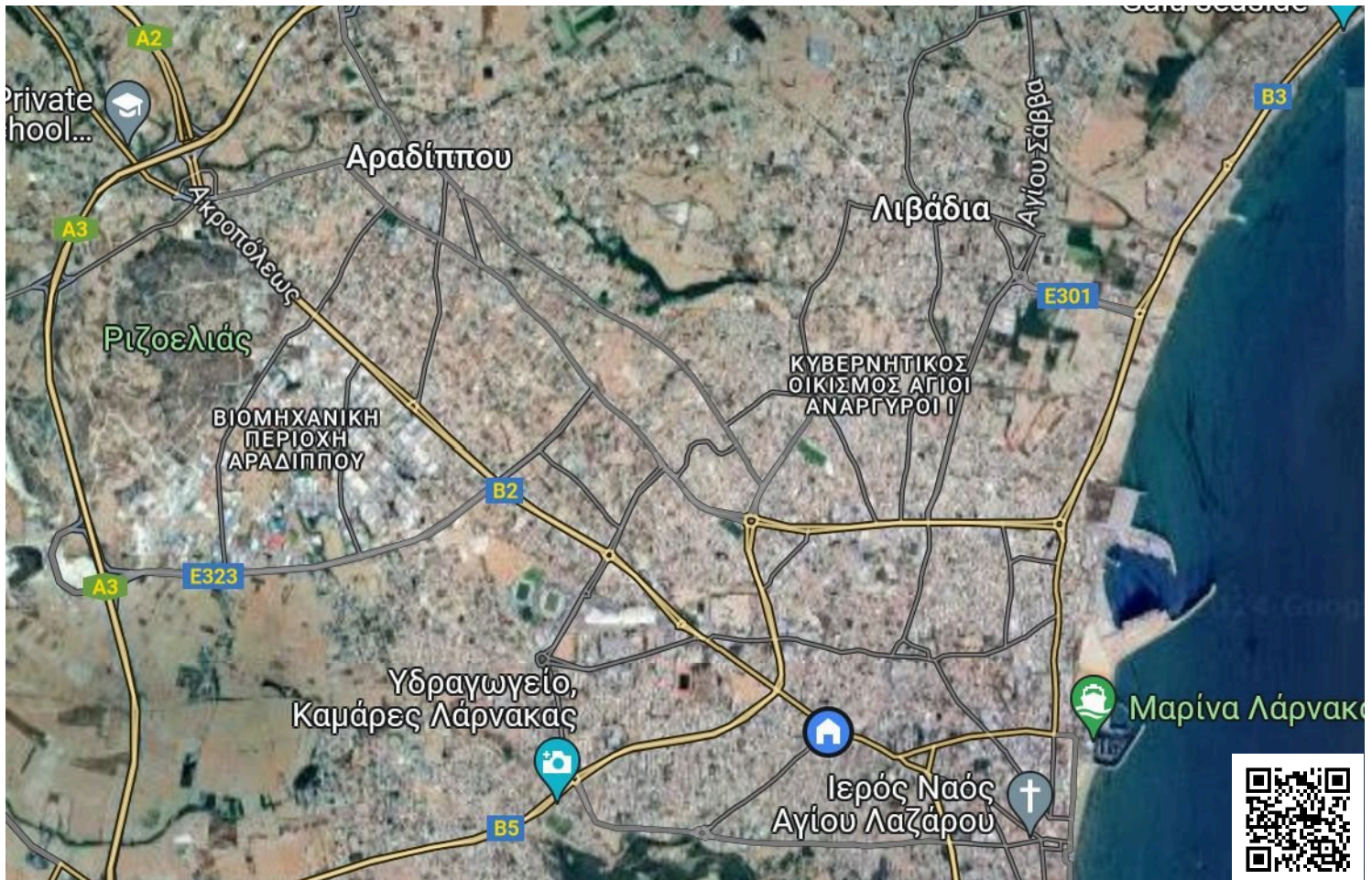


#7241

# Plot with Old House in Sotiros Larnaca (7241)

📍 SOTIROS, Larnaca

€480,000



# Overview

## Specifications

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

## Description

Plot with Old House in Sotiros Larnaca (7241)

Price EUR 480.000 or exchange

This 651 m<sup>2</sup> plot is situated in the vibrant Municipality of Larnaca, within the Sotiros Parish. The property is classified under the Ka3 building zone, which is ideal for residential development, with a high building density of 140% and a coverage ratio of 50%. The plot allows for the construction of up to 4 floors, reaching a maximum height of 17 meters, making it perfect for building a spacious multi-storey residence or apartment complex.

The existing house on the plot, built in 1985, falls under Category "B" and is in good condition. It features an enclosed area of 156 m<sup>2</sup> and includes 1 independent covered parking space. The house is a single-story unit offering a standard view. The property's regular shape and its frontage on a registered road ensure easy access and development potential.

Located within easy reach of local amenities and major roads, this plot offers a prime opportunity for residential development in a well-established area of Larnaca. Whether you're looking to build a family home or invest in a residential project, this property provides the perfect foundation. Contact us today for more information and to arrange a viewing!

### Land Details

- Total Area: 651 m<sup>2</sup>
- Category: Land
- Development Plan: Larnaca Local Plan
- Building Zone: Ka3
- Zone Description: Predominantly residential areas



# Additional information

## Features

City view

Easy access to main roads

Investment opportunity

Near amenities

## Distances

Amenities

 400 m

Airport

 8 km

Public transport

 800 m

Schools

 900 m


## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka3	50%	140%	17 m	4	-

## Contact us



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