

#9560

# Residential Building in Drosia, Larnaca (9560)

📍 Drosia, Larnaca

€1,600,000 +VAT





# Overview

## Specifications

Type	Apartment Building	Furnished	Unfurnished
Plot	549 m <sup>2</sup>	Structure	Concrete
Status	Off plan	Facade	Concrete
Title deed	Yes	Energy efficiency rating	 A+

## Description

Residential building in Drosia, Larnaca (9560)

PRICE: 1.600.000 + VAT

An exceptional development opportunity in the sought-after Drosia area of Larnaca, ideal for residential investment or the construction of a boutique apartment building. Positioned just 6 km from Larnaca International Airport and close to essential amenities, schools, and local facilities, this property is an off plan building with 8 apartments

Key Property Highlights:

Development Specs: Licensed for 4 floors, allowing up to 8 two-bedroom apartments, with each floor designed for two units, including storage and amenities.

Building Details:

First to Third Floor: Total area of 177.3m<sup>2</sup> with covered verandas of 42m<sup>2</sup> each floor

Fourth Floor: Roof garden area of 168.9m<sup>2</sup> and covered verandas of 40.4m<sup>2</sup>.

Zoning: Ka4 (Residential Zone)

Building Density: 120%

Coverage Ratio: 50%

Land Features:

Access: Via registered road

Shape: Regular with street frontage on one side; flat level, ensuring ease of construction

Surroundings: Peaceful and unobstructed, providing a tranquil environment



# Additional information

## Features

City view

Connected to electric mains

Easy access to highway

Easy access to main roads

Investment opportunity

Near amenities

Near bus route

## Distances

Amenities

 240 m

Airport

 6.8 km

Sea

 2.5 km

Public transport

 350 m

Schools

 800 m

Resort

 12.5 km


## Planning zones

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

## Contact us



**Stavroula Michail**

 (+357) 99810880

 stavroulamichail.lextrus@gmail.com

