

For Sale, Land, Field, Larnaca, Agios Theodoros, 3,368m²

For Sale : **€ 100,000**

Description
For Sale: Expansive Residential Field (3,368 sq.m.) in the Picturesque Agios Theodoros, Larnaca
Modern Urban Living in a Prime Larnaca District
Experience a sophisticated, highly practical, and accessible lifestyle with this significant 3,368 sq.m. residential field, perfectly situated in the serene and traditional village of Agios Theodoros. This property represents a top-tier land proposal and a solid, highly functional asset in 2026, offering unparalleled potential for those seeking to invest in a quiet coastal-mountain setting. Known for its authentic Mediterranean character and proximity to the sea, Agios Theodoros provides an emotionally rejuvenating environment. Its strategic location ensures essential daily practicality, offering a secure investment choice for a large-scale private estate or a boutique development in a zone characterized by clean air and natural beauty.
Functional Layout & High-Value Residential Features
This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum development potential. Falling within the Residential Planning Zone H3, the field serves your daily routine perfectly with its regular shape and favorable building coefficients. It is flawlessly positioned offering premium modern prospects, featuring a building density of 60% and a coverage factor of 35%, allowing for a two-story building with a maximum height of 8.3 meters. Although currently landlocked, the asset's size and zoning provide a healthy and sustainable Mediterranean lifestyle opportunity for long-term growth, making it ideal for a signature residence or an organic agricultural retreat with residential prospects.
Extensive Property Features
Property Type: Residential Field
Location: Agios Theodoros, Larnaca
Field Area: 3,368 sq.m.
Planning Zone: H3 (Residential)
Building Density: 60%
Coverage Factor: 35%
Max Floors: 2 Storeys
Max Height: 8.3 Meters
Legal Status: Title Deed available for immediate transfer
Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in the Larnaca district, the field is surrounded by top-tier infrastructure:
Agios Theodoros Village Center: Located just 0.9 km away, providing essential daily practicality with local taverns.
Agios Theodoros Coastline: Reachable in a 5-minute drive (3.5 km) for coastal wellness and relaxation.
Camel Park Mazotos: A major cultural and tourist landmark situated within 10.2 km.
Kiti Commercial Hub: Accessible within 15 minutes (14.5 km) for primary shopping destinations.
Zygi Fishing Shelter: A nearby landmark for fresh seafood and maritime activities located 8.1 km away.
Larnaca International Airport: Strategic connectivity via a 20-minute drive (21.5 km) for international travel.
Pervolia Coastal Walkway: A nearby green lung for wellness activities situated within 16.8 km.
Larnaca City Center: Reachable at 25.2 km, offering premier retail and administrative services.
Mazotos Primary School: Strategic proximity for families located within 9.8 km.
A1 Highway Access: Immediate connectivity reachable within 10 minutes (9.2 km) for seamless travel.
Contact G&P Lazarou Estate Agents today at +357 24104949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land** | Status: **Available** | Website

Main Features

Property Subtype: **Field** | Town Planning Zone: **Residential** | Height: **8**

Area

Plot Area: **3,368m²**

Gallery

