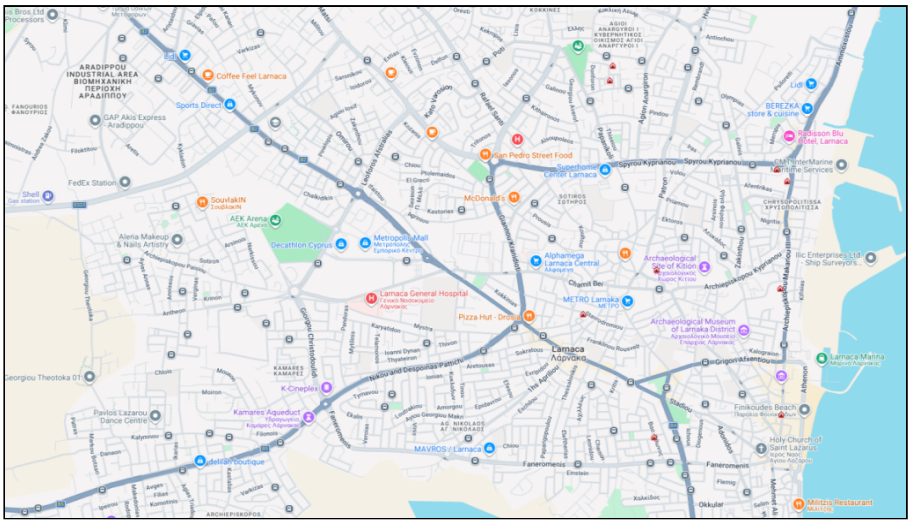


For Sale, Land, Plot, Larnaca, Sotiros, 398m²

For Sale : **€ 240,000**

Description
A residential plot of 398 sq.m. is available for sale in Sotiros, Larnaca, offering attractive development possibilities within an established urban area. With a high building density and frontage onto a registered road, the property presents an appealing option for developers, investors or buyers considering a residential construction project.
The plot falls entirely within the Kα3 Residential Planning Zone (100%), benefiting from a building density of 140% and a coverage factor of 50%. These planning characteristics provide considerable flexibility for residential development, subject to the relevant planning regulations and necessary approvals.
Based on the stated planning coefficients, the plot offers a theoretical maximum buildable floor area of approximately 557.2 sq.m. and a maximum ground coverage of 199 sq.m. The final permitted development will depend on the applicable planning requirements, including building height, number of storeys and other restrictions.
An important advantage is the property's access to a registered road, providing an established road connection for future development.
Situated in Sotiros, within the urban area of Larnaca, the plot offers the opportunity to develop residential accommodation in a city location. Its development potential makes it worth considering for a private residential project or a larger residential scheme, subject to approval.
With its 140% building density, Kα3 zoning and registered road access, this residential plot represents an interesting proposition for buyers seeking development land in Larnaca.
To discover more residential plots for sale in Larnaca, you can browse our complete portfolio directly from our website by clicking the following link:
https://gplazarou.com/properties/for_sale/larnaca?property_type%5Bland%5D%5Bplot%5D=plot
Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to arrange your private viewing!

Details

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

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**

Area

Plot Area: **398m²**

Gallery



