



**For Sale, Land, Field, Larnaca, Agios Theodoros, 21,378m<sup>2</sup>**

For Sale : **€ 365,000**

**Description**

An expansive industrial field spanning approximately 21,378 sq.m., offering a prime opportunity for large-scale warehouse development or industrial operations. <br> The property abuts a registered road along its southwestern boundary, providing a substantial frontage of approximately 112 meters. <br> <br> Strategic Location:<br> •The asset is perfectly positioned for logistics and transport:<br> •Approximately 1.2 km southeast of the Larnaca-Nicosia (A1) highway, ensuring excellent connectivity to major cities.<br> •Approximately 1.7 km north of the Agios Theodoros community center. <br> <br> Property Specifications:<br> •Total Land Area: 21,378 sq.m.<br> •Planning Zone: E1 (Industrial)<br> •Building Coefficient: 60%<br> •Coverage: 35%<br> •Permitted Height: 2 floors. <br> <br> The property is held within a Special Purpose Vehicle (SPV). Acquiring the company shares results in no Transfer Fees and no VAT being applicable to the transaction.<br> <br> There is a separate title deed for this property.

**Details**

|                            |                          |                         |
|----------------------------|--------------------------|-------------------------|
| Property Type: <b>Land</b> | Status: <b>Available</b> | <a href="#">Website</a> |
|----------------------------|--------------------------|-------------------------|

**Main Features**

|                                |                               |
|--------------------------------|-------------------------------|
| Property Subtype: <b>Field</b> | Furnished: <b>Unfurnished</b> |
|--------------------------------|-------------------------------|

**Area**

Plot Area: **21,378m<sup>2</sup>**



## Gallery

