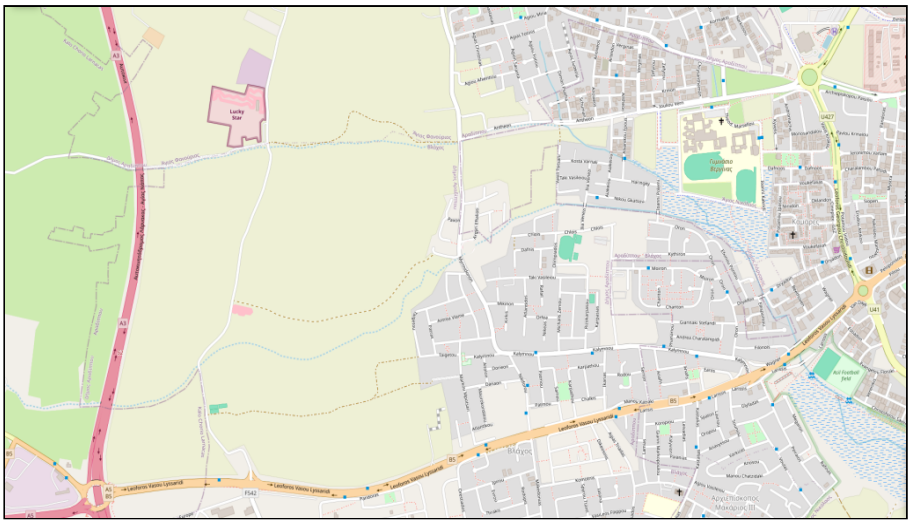

For Sale, Land, Plot, Larnaca, Aradippou, Vlachos, 539m²

For Sale : **€ 250,000**

Description
Modern Urban Development Opportunity in Vlachos, Aradippou
The Foundation of Your Future
Imagine standing on 539 m² of prime urban land in the thriving Aradippou district, specifically in the high-demand Vlachos area. Buying a plot here is about the ultimate freedom to maximize a compact footprint in one of Larnaca's most strategic suburban hubs. This property offers a premier blank canvas for developers or families looking to build a high-capacity, modern residence in a neighborhood defined by growth and connectivity.

Limitless Potential in Zone Kα5
Primed for high-density residential impact, the property falls within Planning Zone Kα5. What makes this plot a "gold-tier" asset in the 2026 market is its extraordinary efficiency:
Maximum Density: A rare 100% building density allows you to build up to 539 m² of internal space, providing enough room for a luxury multi-unit apartment block or a massive high-spec family villa.
Vertical Freedom: With an allowance for 3 storeys and a 13.5-meter height, you can capitalize on elevated views and a modern architectural profile.
Smart Coverage: The 50% coverage factor ensures a robust building foundation while maintaining essential outdoor space for parking and private gardens.
Ready to Develop: The plot abuts a registered road and comes with Title Deeds available, ensuring a clean and fast-tracked planning process.

Location & Neighborhood Benefits
Vlachos is the quiet, upscale backbone of Aradippou, offering a family-oriented atmosphere with city-level convenience.
Retail & Leisure: You are walking distance from the Metropolis Mall, Lidl, and the Kamares Aqueduct area.
Connectivity: Reach the Larnaca Beachfront in under 10 minutes and enjoy immediate access to the highway links for Nicosia and Limassol.
Lifestyle: The area is served by top-tier secondary schools, private hospitals, and the nearby Larnaca Salt Lake for weekend nature escapes.

Make It Yours

Contact G&P Lazarou Estate Agents today at +357 24104949 or larnaca.office@gplazarou.com to secure this high-efficiency asset!

Details

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

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **14**

Area

Plot Area: **539m²**

Gallery

