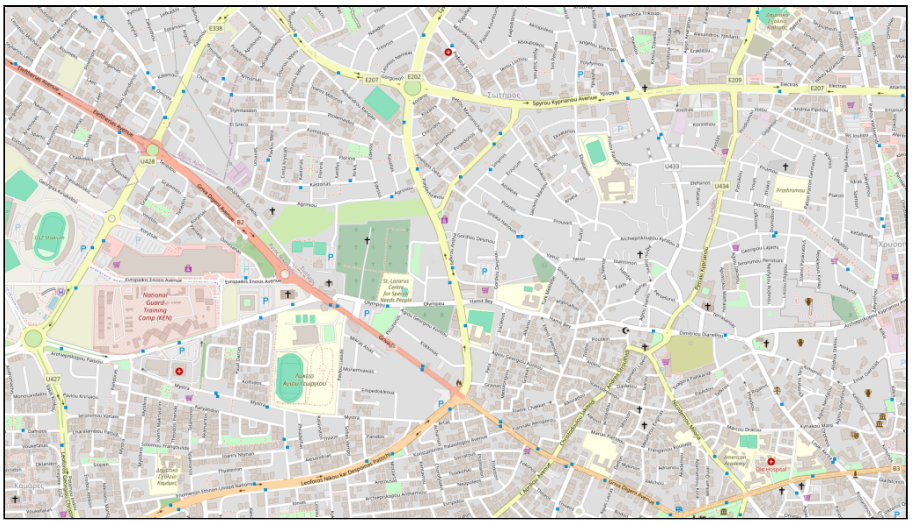

For Sale, Land, Plot, Larnaca, Sotiros, 716m²

For Sale : **€ 430,000**

Description
High-Yield Apartment Development Opportunity in Sotiros – Urban Efficiency at its Peak
The Foundation of Your Future
Imagine securing a landmark residential footprint in Sotiros, the vibrant urban heart of Larnaca. Buying this 716 m² plot is about the ultimate freedom to capitalize on the city's 2026 real estate surge. This property offers a premier blank canvas for developers who recognize the massive demand for modern, high-density apartment living in a centrally connected neighborhood.

Limitless Potential in Zone Kα4
Primed for a high-intensity residential project, the property falls within Planning Zone Kα4. In the competitive 2026 market, these parameters are the "blueprint for profit":
Exceptional Density: A robust 120% building density allows for a total buildable area of approximately 859 m², making it the ideal site for a contemporary multi-unit apartment block.
Vertical Power: With an allowance for 3 storeys and a maximum height of 13.5 meters, you can offer residents elevated views over the Larnaca skyline while maximizing your project's square footage.
Smart Infrastructure: The plot abuts a registered road and features a 50% coverage factor, providing the perfect balance between a solid building base and essential space for private parking and landscaped communal areas.

Ready to Go: With Title Deeds already available, you are positioned for a fast-tracked development cycle.

Location & Neighborhood Benefits
Sotiros is a district in transformation, benefiting from over €50 million in local urban upgrades scheduled for 2026, including new sustainable mobility paths and infrastructure improvements.
Connectivity: You are minutes away from the Metropolis Mall, the American Academy, and the central business district.
Lifestyle: Residents will enjoy being walking distance from local cafes, shops, and the historic Agios Ioannis quarter, which is undergoing a multi-million euro revitalisation this year.
Access: The plot offers immediate links to the motorway, putting the Larnaca Marina and the beachfront within a 5-minute drive.

Make It Yours
High-density Kα4 plots in the city center are the "strategic gold" of the Larnaca market.

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

Details

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

Main Features

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

Area

Plot Area: **716m²**

Gallery

