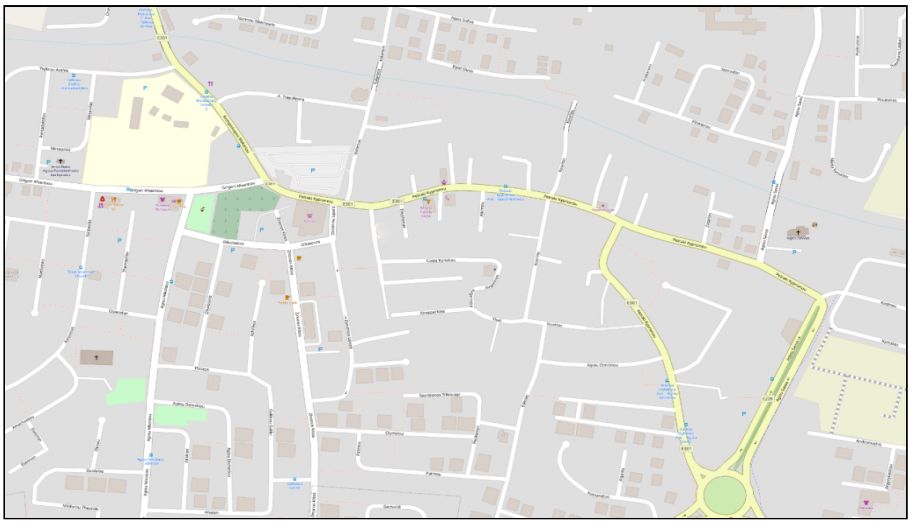


For Sale, Land, Plot, Larnaca, Livadia, 177m²

For Sale : **€ 150,000**

Description
For Sale Residential Plot In Livadia,Larnaca
Modern Urban Living in a Prime Larnaca District
Experience a sophisticated, highly practical, and accessible lifestyle with this exceptional residential plot located in the rapidly appreciating area of Livadia, Larnaca . This property represents a top-tier residential proposal and a solid, highly functional asset , offering a dual advantage: immediate use of the small existing house or the potential for a landmark multi-story development. Its strategic location ensures essential daily practicality, providing a secure investment choice in a quiet, high-demand neighborhood that perfectly balances coastal proximity with immediate access to the Larnaca city center and highway networks.
Functional Layout & High-Value Residential Features
This property boasts a smart, exceptionally spacious perspective designed for ultimate daily comfort and maximum development potential. The plot features a unique dual-zone advantage, falling under Kα6 (74%) and Eβ6 (26%), serving your daily routine perfectly with a building density of 90% and a coverage factor of 50%. It is flawlessly positioned offering premium modern prospects, allowing for a three-story building, which makes it ideal for a boutique apartment complex or a grand private residence. The existing small house on the plot provides immediate utility, while the surrounding area is characterized by high-end residential projects and a clean, emotionally rejuvenating environment.
Extensive Property Features
Property Type: Residential Plot with a Small House
Location: Livadia, Larnaca
Planning Zones: Kα6 (74%) and Eβ6 (26%)
Building Density: 90%
Coverage Factor: 50%
Max Floors: 3 Storeys
Land Use: Residential development with commercial potential
Infrastructure: Full access to registered public road and all utility networks
Existing Structure: Includes a small functional house on-site
Investment Value: High-growth area near the Larnaca Land of Tomorrow project
Legal Status: Title Deed available for immediate transfer
Nearby Landmarks & Amenities
In a convenient location for a vibrant urban routine in Larnaca, the plot is surrounded by top-tier infrastructure:
Larnaca Marina: Located just 3 km away, providing a major cultural and tourist landmark for your daily routine.
Finikoudes Promenade: Reachable at 4 km, offering the district's premier dining and seaside entertainment.
Larnaca Land of Tomorrow: Strategic proximity to the city's largest coastal redevelopment project (1.5 km).
American University of Cyprus: A nearby academic landmark situated within 1.2 km.
AlphaMega & Lidl Livadia: Your primary shopping destinations accessible for your daily routine within 1 km.
Stelios Supermarket: A famous local commercial hub located just 0.8 km away.
Larnaca General Hospital: Accessible within a 10-minute drive for healthcare and peace of mind.
Livadia High School: Strategic proximity at 0.6 km for families seeking quality education.
Blue-Flag Beaches: Located just 2 km away for wellness and coastal relaxation.
Larnaca International Airport: Strategic connectivity via a 15-minute drive for island-wide and international travel.
Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

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

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **10**

Area

Plot Area: **177m²**