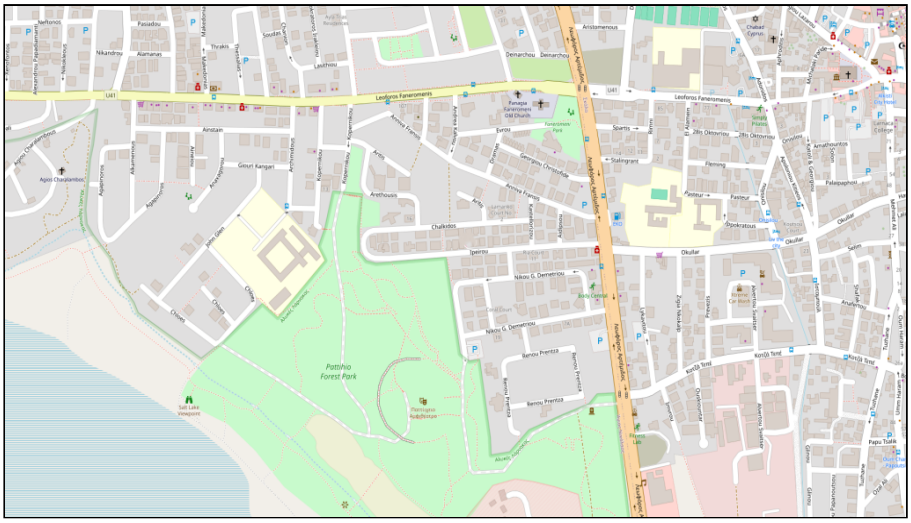


# For Sale, Land, Plot, Larnaca, Agios Nikolaos, 279m²

For Sale : **€ 300,000**

**Description**
Residential Plot for Sale in Agios Nikolaos, Larnaca
Discover an excellent opportunity to acquire a residential plot in one of Larnaca's most sought-after and rapidly developing areas.
This residential plot in Agios Nikolaos combines a prime location, excellent development potential, and convenient access to all essential amenities, making it an ideal choice for both residential development and long-term real estate investment.
The property extends to 279 m² and benefits from frontage on a registered road, ensuring easy and direct access. It falls within the Residential Planning Zone Kα4 and offers a 120% building density and a 50% coverage factor, providing outstanding development possibilities.
The plot allows for the construction of up to 3 floors with a maximum permitted height of 13.5 meters, making it ideal for an apartment building or a modern residential development in an area with consistently strong demand.
A separate title deed is available, ensuring security and transparency throughout the purchasing process. Its location in Agios Nikolaos is one of its key advantages, offering close proximity to schools, supermarkets, shops, services, and Larnaca city center, while also providing easy access to the seafront and the city's main road network.
Whether you are looking to develop residential units or secure a valuable real estate investment in Cyprus, this property represents an outstanding opportunity in the Larnaca property market.
Do not miss this exceptional opportunity.
To discover more options in this area, you can browse our complete portfolio of plots for sale in Larnaka directly from our website by clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Larnaca/land_type/plot/town_planning_zone/residential/sort_by/website_listing_date/sort_direction/desc/
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**
Height: **14**

## Area

Plot Area: **279m²**

# Gallery

