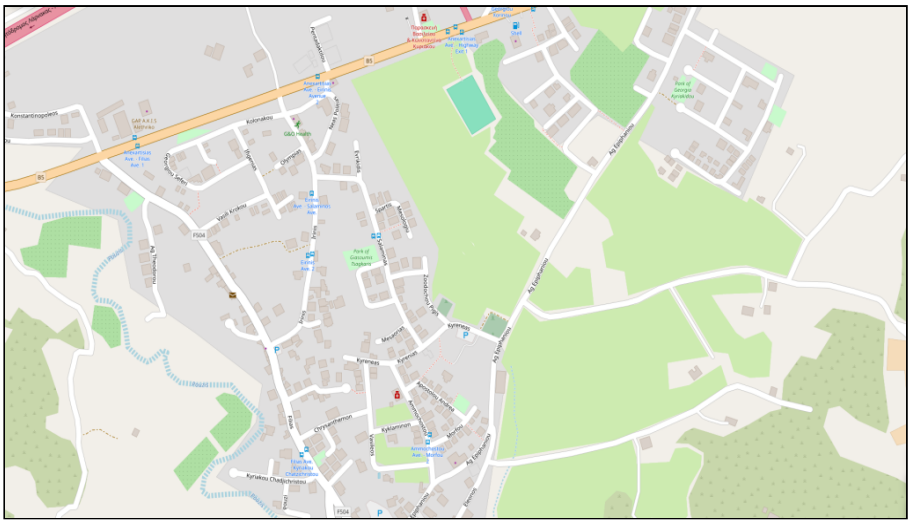

For Sale, Land, Plot, Larnaca, Alethriko, 801m²

For Sale : **€ 102,000**

Description
Residential Plot Under Division for Sale in Alethriko, Larnaca District
Discover an outstanding opportunity to acquire a residential plot in one of the growing residential areas of Larnaca District. This under-division residential plot in Alethriko combines a prime location, excellent accessibility, and strong development potential, making it an ideal choice for residential development or a valuable real estate investment.
The property is situated approximately 370 meters south of the Limassol–Larnaca motorway and just 40 meters north of the Alethriko–Agglisides road. Its strategic location provides convenient access to Larnaca, Larnaca International Airport, and Cyprus' main road network.
The plot extends to 801 m² and, upon completion of the subdivision process, will benefit from frontage on a registered public road, significantly enhancing both accessibility and future development value.
The surrounding area comprises undeveloped parcels of land as well as residential developments, creating excellent prospects for future growth and investment. The ongoing expansion of the area further enhances the property's long-term appeal and value.
The property falls within the Residential Planning Zone H2 and benefits from a 90% building density, 50% coverage ratio, permission for up to 2 floors, and a maximum building height of 8.3 meters. These favorable planning characteristics offer excellent flexibility for the development of modern residences or a small residential project.
The combination of location, plot size, and attractive development parameters makes this property an excellent opportunity for private buyers, developers, and investors seeking high-potential real estate opportunities in Cyprus.
Please note that the sale price is subject to VAT.
Do not miss this exceptional opportunity in the Larnaca property market.
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**
Unit Number: **PLOT 17**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**
Height: **8**

Area

Plot Area: **801m²**