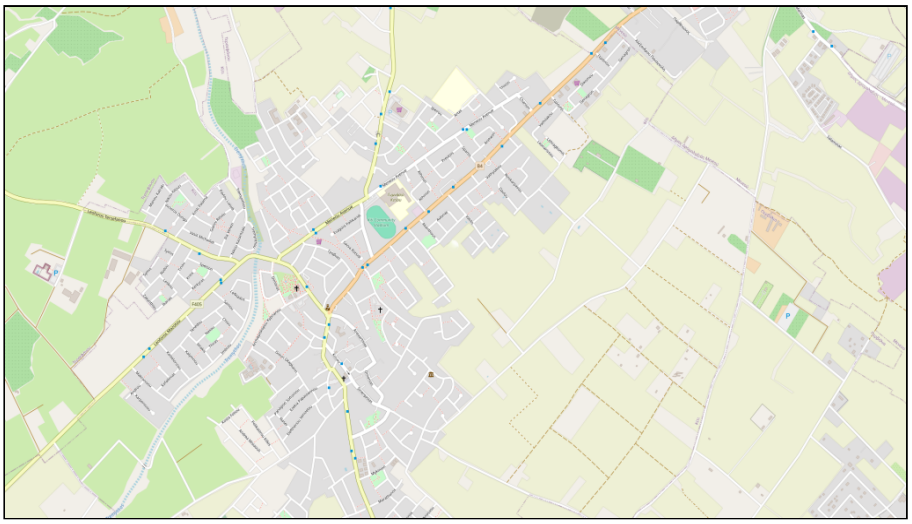


For Sale, Land, Plot, Larnaca, Kiti, 293m²

For Sale : **€ 80,000**

Description
Residential Corner Plot for Sale in Kiti, Larnaca
G&P Lazarou Estate Agents presents this attractive residential corner plot for sale in Kiti, Larnaca, offering an excellent opportunity for buyers seeking a well-positioned property for residential development. With a plot area of 293 sq.m., the property combines a practical size with favourable residential planning parameters and a registered road, making it an interesting option for private buyers, developers or investors.
The property falls within Residential Planning Zone H2, with a 90% building density and 50% coverage. Based on the stated planning coefficients, the plot provides a potential building density of approximately 263.7 sq.m., subject to the applicable planning and building regulations and any required approvals. The 50% coverage coefficient provides potential ground-floor coverage of approximately 146.5 sq.m.
As a corner plot, the property offers an appealing configuration for residential design and development, while its registered road provides established road access. The combination of residential zoning, favourable development coefficients and a corner position makes this plot a noteworthy opportunity for those considering the construction of a private residence or another permitted residential development.
Location & Nearby Landmarks
Kiti is a well-established village in the Larnaca District, approximately 11 km southwest of Larnaca, offering convenient access to the city, the coast and Larnaca International Airport.
Nearby points of interest include:
Kiti village centre – approximately 0.5 km
Panagia Angeloktisti Church – approximately 1.0 km
Local shops, supermarkets and amenities – approximately 0.6 km
Pervolia – approximately 3.0 km
Faros Beach / Cape Kiti – approximately 4.0 km
Larnaca International Airport – approximately 5.0 km
Larnaca city centre – approximately 11 km
The distances above are approximate straight-line distances calculated from the coordinates provided, rather than driving distances.
Faros Beach is located at Cape Kiti, south of Pervolia.
This residential corner plot for sale in Kiti is an attractive opportunity for buyers looking for residential land in the Larnaca area, with 293 sq.m. of land, H2 zoning, 90% building density, 50% coverage and registered road access.
To discover more residential plots for sale in Larnaca, you can browse our complete portfolio directly from our website:
https://gplazarou.com/properties/for_sale/Larnaca?property_type%5Bland%5D%5Bplot%5D=plot&town_planning_zone%5Bresidential%5D=residen
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**
Unit Number: **PLOT 3A**
Website

Main Features

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

Area

Plot Area: **293m²**

Further Details

Corner Plot