

For Sale, Land, Plot, Larnaca, Aradippou, Agios Fanourios, 562m²

For Sale : **€ 245,000**

Description
An excellent opportunity to acquire a residential plot for sale in Agios Fanourios, Aradippou, Larnaca, situated in an established residential area with convenient access to everyday amenities, services and the main road network. With a total land area of 562 sq.m., the property offers attractive development potential for private buyers, investors and property developers.
The plot abuts a registered public road, providing direct road access and facilitating future development. Its location within the residential area of Agios Fanourios combines the convenience of urban living with easy connections to the wider Aradippou municipality and Larnaca city centre.
The property falls entirely within Residential Planning Zone Κα5 (100%), with a building density of 100% and a coverage factor of 50%. The planning regulations permit the construction of up to three storeys, with a maximum building height of 13.5 metres. These favourable planning characteristics offer considerable flexibility for the development of a spacious private residence or a multi-storey residential building, subject to the necessary planning and building permits.
The surrounding area provides convenient access to supermarkets, schools, pharmacies, shops, restaurants and other essential services. Additionally, the property benefits from good connectivity to Larnaca city centre, the main motorway network, Larnaca International Airport and the coastal areas, making it an appealing location for permanent residential use.
With its 100% building density, three-storey development allowance and direct access to a registered road, this residential plot represents a promising opportunity for investors and developers seeking land in Aradippou. Its location and development characteristics make it particularly suitable for a residential project designed to meet the demand for modern housing in the wider Larnaca area.
To discover more options in this area, you can browse our complete portfolio of plots and land for sale in Larnaca directly from our website:https://gplazarou.com/properties/for_sale/larnaca?area=Aradippou&subarea=Agios+Fanourios&property_type%5Bland%5D%5Bplot%5D=p
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: **562m²**

Gallery

