

For Sale, Land, Plot, Larnaca, Agios Nikolaos, 521m²

For Sale : **€ 530,000**

Description
An attractive commercial plot for sale in Agios Nikolaos, Larnaca, offering excellent development potential in an established urban location. With a total area of 521 sq.m., the property represents an appealing opportunity for investors, property developers and businesses seeking land in a well-connected area of Larnaca.
The plot benefits from direct access to a registered public road, providing convenient accessibility for future development. Its location within the Agios Nikolaos area offers easy access to the city centre, main commercial streets and a wide range of everyday amenities, including supermarkets, shops, schools, pharmacies, cafés, restaurants and professional services.
The property falls entirely within Commercial Planning Zone Eβ5 (100%), with a building density of 120% 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. Based on the stated building density, the plot offers a theoretical total buildable floor area of approximately 625.2 sq.m., subject to the relevant planning regulations and approvals.
These planning characteristics create attractive possibilities for a commercial or mixed-use development, potentially incorporating offices, professional premises, retail spaces or residential units where permitted by the applicable planning framework.
The location is another important advantage, providing convenient connections to central Larnaca, the wider urban road network, the seafront and Larnaca International Airport. The surrounding established residential and commercial neighbourhoods further enhance the property's appeal for long-term investment and future development.
Combining 521 sq.m. of land, 120% building density, three-storey development potential and registered road access, this property presents an excellent opportunity to acquire commercial land in Agios Nikolaos, Larnaca.
To discover more options in this area, you can browse our complete portfolio of plots for sale in Larnaca directly from our website by clicking the following link: https://gplazarou.com/plots-for-sale-larnaca
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: **Commercial**
Height: **14**

Area

Plot Area: **521m²**

Gallery

