

**G&P LAZAROU**
ESTATE AGENTS**For Sale****€700,000 +VAT****Agios Theodoros, Larnaca****Ref: 1816****Main Features**Property Type: **Land**Property Subtype: **Field**Construction Stage: **Resale**Town Planning Zone: **Tourist**Cover Factor: **20%**Building Density: **20%****Property Details**Frontage: **110m²**Plot Area: **8,027m²****For Sale, Land, Field, Larnaca, Agios Theodoros, 8,027 m², EUR 700,000**

. The property is located in located in Agios Theodoros community in Larnaca district. The property benefits from sea view and from c. 110m road frontage. The asset has a rather irregular shape, totals 8,027sqm and falls into touristic planning zone (). The immediate area features sparse residential developments and agricultural parcels of land The asset has the potential to be covered by all utility services (water, electricity and telecommunication). The property is zoned as T3β (touristic) with this parameters: - Hotels: 30% building density, 20% coverage, 3 floors and a maximum height of 13.1m - Touristic villages: 25% building density, 20% coverage, 2 floors and a maximum height of 8.3m - Houses: 20% building density, 20% coverage, 2 floors and a maximum height of 8.3m ...

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