

DP-CY17070/DRE_3314

Commercial Plot in Aradippou, Larnaca in Aradippou, Larnaka

Aradippou, Larnaka Commercial Land
Price

€2,000,000

* Subject to VAT

Description

The property is a prime commercial corner plot located in the highly sought-after area of Aradippou, Larnaca. With a total area of 2,163 square meters, this plot offers an excellent opportunity for commercial or mixed-use development. Strategically positioned on a main road with dual frontage, the plot enjoys high visibility and direct access to the Larnaca-Nicosia highway. It is surrounded by all essential amenities, including banks, supermarkets, restaurants, and office complexes, making it ideal for a wide range of commercial uses. The property falls within two commercial planning zones: Zone Eβ4 allows for a building density of 140%, a coverage ratio of 50%, and a maximum building height of 17 meters. Zone Eβ5 allows for a building density of 120%, a coverage ratio of 50%, and a maximum building height of 13.5 meters. This combination of planning zones provides significant flexibility for developers, whether the intention is to construct retail spaces, offices, showrooms, or a multi-purpose commercial complex. The plot is flat and ready for development. There is currently a development plan under study for the plot. Additionally, there is an option to sell the plot along with the development plans under a registered company structure, which may allow the transaction to be completed without VAT, offering a significant financial advantage to the buyer. Title deed available. This is a rare opportunity to secure a landmark plot in one of Larnaca's most active commercial corridors. For further information or to arrange a viewing, please contact us.

MAIN FEATURES:

Coverage
-%

Zone
Commercial

Max-Height
17m

Density
140%

Land Area
2163m²

Title Deeds
Yes



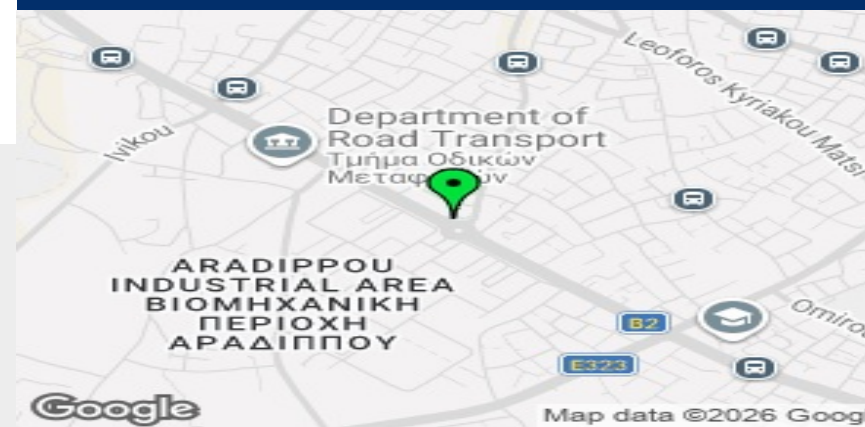
Property Details

- ☒ Water Available
- ☒ Electricity Available
- ☒ Asphalt Road
- ☒ Near Village
- ☒ Near City Centre
- ☐ Countryside view
- ☐ See view
- ☒ City view



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Opportunities**

Location:





Get In Touch

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