

Two Adjacent Commercial Plots in Aradippou, Larnaca in

Aradippou, Larnaca

Aradippou, Larnaca Commercial Land
Price

€2,600,000

* Subject to VAT

Description

The property consists of two adjacent commercial corner plots with a total area of 3,108 square meters, located in the highly sought-after area of Aradippou, Larnaca. This combined offering presents an exceptional opportunity for large-scale commercial or mixed-use development. Situated on a main road with dual frontage, the plots benefit from excellent visibility and immediate access to the Larnaca-Nicosia highway. The area is fully serviced and surrounded by a wide range of amenities, including banks, supermarkets, restaurants, and office buildings, making it ideal for a variety of commercial ventures. The plots fall 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. The dual zoning provides flexibility for developers, with the potential to construct office complexes, retail centers, showrooms, or a mixed-use commercial development. A development plan is currently under study for the site. There is also an option to sell the plots along with the development plans under a registered company, allowing for a VAT-exempt transaction—offering a notable financial benefit to the buyer. Title deeds are available. This is a rare opportunity to acquire a high-profile, large-scale commercial site in one of Larnaca’s most active and accessible commercial corridors. For more information or to arrange a viewing, please contact us.

MAIN FEATURES:

Coverage
-%

Density
140%

Zone
Commercial

Land Area
3108m²

Max-Height
17m

Title Deeds
Yes

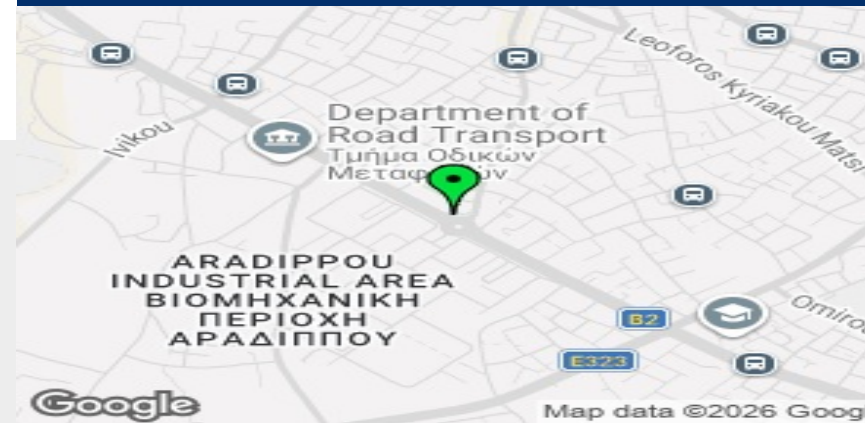
Property Details

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



**Invest In Your Future &
Unlock Endless
Opportunities**

Location:





Get In Touch

📍 27, Diagorou Str. 4th Floor, 1097 Nicosia, Cyprus

🌐 delfiproperties.com.cy

✉ info@delfiproperties.com.cy

📞 [80070008](tel:80070008)

📞 [+357 22 000093](tel:+35722000093)

Disclaimer

Delfi Properties and Delfi Real Estate, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Delfi Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.