

<b>Property Code:</b>	A10081	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Larnaca - Agios Nicolaos	<b>Internal Area:</b>	206 m <sup>2</sup>
<b>Plot Area:</b>	576 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2	<b>Year of construction:</b>	1984
<b>Status:</b>	Resale		

**Property features:**

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Air Conditioning	Covered Parking	Detached	Land Title
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**Description:**

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## Investment Opportunity in Prime Larnaca Location

This unique property, located in the highly sought-after area of Agios Nikolaos, Larnaca, offers an incredible investment opportunity. While the existing 3-bedroom, 2-bathroom house (206sqm internal area) is in a livable condition, the true value lies in the expansive 576sqm plot of land it sits on.

The plot boasts a building density of 120%, allowing for the construction of a multi-level apartment building of up to 3 floors (13.5 meters).

The location is truly unbeatable, providing a wide array of amenities within minutes:

Just a 5-minute drive from the new Metropolis Mall, major supermarkets, and schools.

Only a 5-minute drive to the famous Finikoudes Beach.

A quick 15-minute drive to Larnaca International Airport.

Adding to its appeal, the property offers an incredible view of the Larnaca Salt Lake.

Don't miss out on this excellent opportunity to invest in a prime location.

Land Size: 576sqm

House Internal Area:206sqm

Bedrooms: 3

Bathrooms: 2

Building Density: 120%

Year Built 1984



