

<b>Property Code:</b>	A10900	<b>Type:</b>	Sale - Land
<b>Location:</b>	Larnaca - Agios Theodoros	<b>Plot Area:</b>	21378 m <sup>2</sup>

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**Property features:**

Agriculture Land	Public Road	Registered Road	Title Deeds
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**Description:**

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## Land for Sale in Agios Theodoros

An expansive industrial field spanning approximately 21,378 sq.m., offering a prime opportunity for large-scale warehouse development or industrial operations. The property abuts a registered road along its southwestern boundary, providing a substantial frontage of approximately 112 meters.

**Strategic Location:**

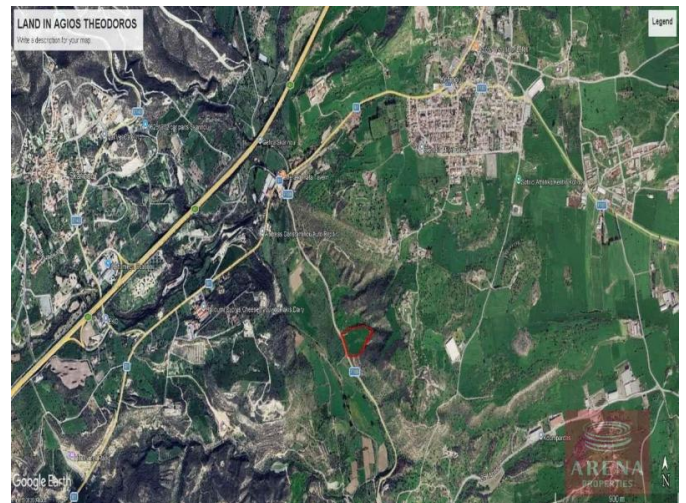
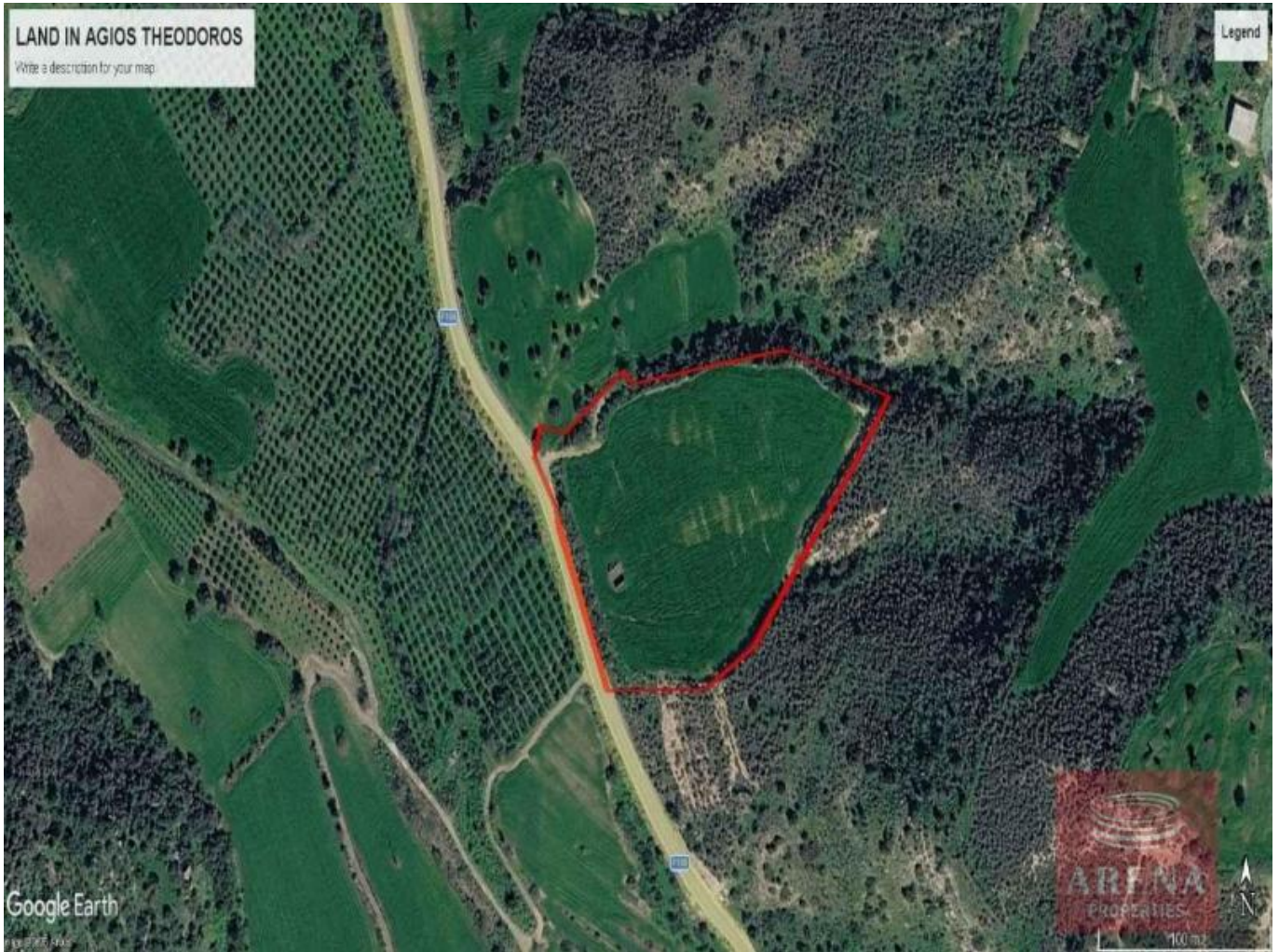
- The asset is perfectly positioned for logistics and transport:
- Approximately 1.2 km southeast of the Larnaca-Nicosia (A1) highway, ensuring excellent connectivity to major cities.
- Approximately 1.7 km north of the Agios Theodoros community center.

**Property Specifications:**

- Total Land Area: 21,378 sq.m.
- Planning Zone: E1 (Industrial)
- Building Coefficient: 60%
- Coverage: 35%
- Permitted Height: 2 floors.

The property is held within a Special Purpose Vehicle (SPV). Acquiring the company shares results in no Transfer Fees and no VAT being applicable to the transaction.

There is a separate title deed for this property.



# LAND IN AGIOS THEODOROS FOR SALE

€ 365 000

~~€ 550 000~~

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