

2 BEDROOM HOUSE FOR SALE IN THE HEART OF LARNACA

€ 212 000

Property Code:	A11726	Type:	Sale - House/Villa
Location:	Larnaca - Larnaca Center	Internal Area:	60 m ²
Plot Area:	80 m ²	Bedrooms:	2
Bathrooms:	1	Year of construction:	1948
Status:	Resale		

Property features:

Garden Title Deeds

Description:

2-Bedroom House for Sale in Central Larnaca - Walking Distance to Finikoudes

A rare opportunity to acquire a charming ground-floor house in the highly sought-after **Skala area of Larnaca**, just a short walk from **Finikoudes Beach**, the city centre, and all essential amenities.

Situated in a prime location, only minutes from Larnaca's seafront, the new shopping centre, restaurants, cafes, and shops, this property offers excellent potential for both residential use and investment.

The house comprises **60m² of covered internal area** on an **80m² plot**, featuring a bright open-plan living and dining area with kitchen, **two bedrooms**, and **one bathroom**. A **20m² private yard** provides a pleasant outdoor space for relaxing, entertaining, or enjoying al fresco dining.

With an **8-metre frontage** and convenient parking directly opposite the property, this home combines practicality with an unbeatable central location.

Property Details

Ground Floor House
2 Bedrooms
1 Bathroom
60m² Covered Area
20m² Private Yard
80m² Plot
Open-Plan Kitchen & Living Area
8m Frontage
Parking Opposite the Property
Walking Distance to Finikoudes Beach
Close to the City Centre, Shops, Restaurants & Amenities

Planning Zone

The property falls within **Planning Zone Πα6 (Pa6)**, offering additional value and future development potential subject to the relevant planning regulations and approvals.

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Planning Zone Details:

Building Density: 180%

Coverage Ratio: 70%

Maximum Floors: 3

Maximum Building Height: Subject to local planning regulations

Permitted Uses: Residential developments, apartments, mixed-use projects, and other uses as permitted by the relevant planning authority.

For an **80m² plot**, the planning parameters allow approximately:

144m² total buildable area (80m² × 180% density)

56m² maximum ground-floor coverage (80m² × 70% coverage)

Development potential of up to **3 floors**, subject to planning approval.

Located in one of Larnaca's most desirable urban neighbourhoods, this property presents an excellent opportunity to own a home within walking distance of the beach and the vibrant lifestyle that central Larnaca has to offer.

