

|                |                   |            |             |
|----------------|-------------------|------------|-------------|
| Property Code: | A11951            | Type:      | Sale - Land |
| Location:      | Larnaca - Livadia | Plot Area: | 12476 m²    |
| VAT:           | + VAT             |            |             |

Property features:

|                  |             |              |
|------------------|-------------|--------------|
| Residential Land | Title Deeds | Tourist Land |
|------------------|-------------|--------------|

Description:

Exclusive Development Land for Sale | Livadia, Larnaca

A rare opportunity to acquire a **12,476 sq.m. development site** in one of **Livadia's** most promising and rapidly expanding residential areas, just **700 metres from the Mediterranean coastline**.

Ideally positioned close to the beach, the property enjoys excellent accessibility while being within minutes of Larnaca city centre, the New Larnaca Marina area, schools, retail amenities, and major road networks. Its strategic location makes it an outstanding choice for residential or mixed-use development.

Planning Zone - T-OIK

The land benefits from attractive planning parameters, including:

- Building Density:** 100% (1.00:1)
- Building Coverage:** 50%
- Maximum Floors:** 3
- Maximum Height:** 13.50 metres

A section of the property is also affected by a **Tourist Use** planning designation, allowing:

- Building Density:** 50%
- Building Coverage:** 25%
- Maximum Floors:** 3
- Maximum Height:** 13.50 metres

Key Features

- Plot Size:** 12,476 sq.m.
- Only 700 metres from the beach**
- Prime location in the rapidly developing Livadia area
- Excellent road access and infrastructure
- Ideal for a residential development, luxury villas, townhouses, or a mixed residential/tourism project (subject to planning approval)
- Strong capital appreciation potential in one of Larnaca's fastest-growing investment destinations

This exceptional land parcel presents an outstanding opportunity for developers and investors

## DEVELOPMENT LAND FOR SALE IN LIVADIA

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€ 6 400 000

seeking a high-potential project in a prime coastal location. With generous development parameters, proximity to the sea, and excellent connectivity, it offers the ideal foundation for a landmark residential or mixed-use development.

For further information, planning documentation, or to arrange a private viewing, please contact us.





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LIVADIA

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