

Property Code:	A12072	Type:	Sale - Land
Location:	Larnaca - Oroklini	Plot Area:	1593 m ²
VAT:	+ VAT		

Property features:

Registered Road	Residential Land	Title Deeds
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Description:

Residential Land for Sale - Oroklini, Larnaca

An outstanding opportunity to acquire a **1,593 m² residential plot** in the desirable coastal community of **Oroklini, Larnaca**. Located just **1 km from the beach**, this spacious plot offers an excellent setting for a luxury residential development or the construction of one or more private villas.

The property benefits from **registered public road access** and is ideally positioned close to schools, supermarkets, restaurants, cafés, and all essential amenities, while offering quick access to Larnaca city centre and the motorway.

Property Highlights

- Location: Oroklini, Larnaca
- Plot Size: 1,593 m²
- Planning Zone: H5α (Residential)
- Registered Public Road Access
- Only 1 km from the Beach
- Freehold Title

Planning Zone - H5α

The property falls within the **Residential Planning Zone H5α**, with the following development parameters:

- Building Density: 35%
- Coverage Ratio: 20%
- Maximum Floors: 2
- Maximum Building Height: 8.30 metres

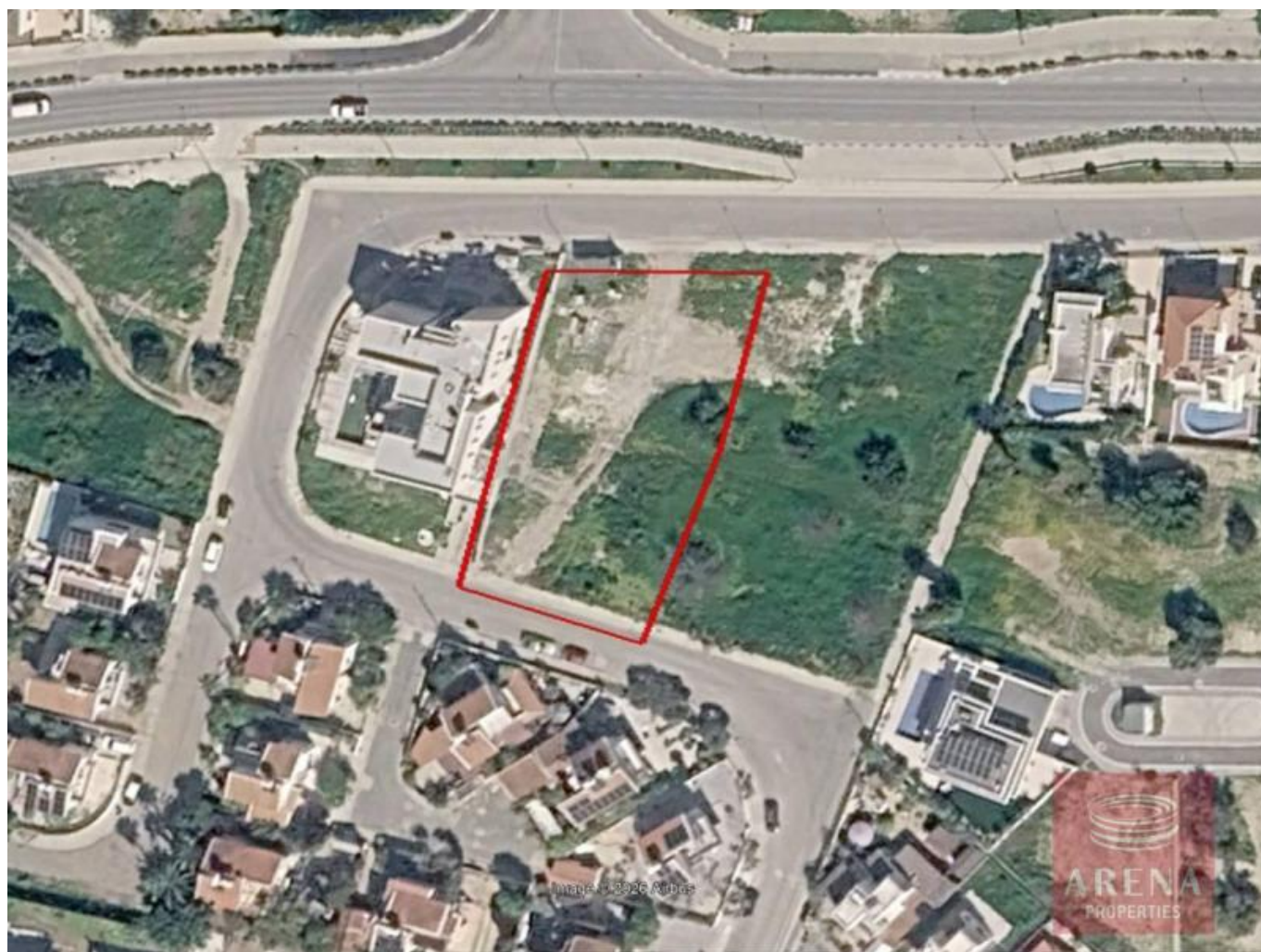
The planning zone allows for residential development, making the plot suitable for detached homes, luxury villas, or a boutique residential project, subject to the relevant planning authority approvals.

Investment Opportunity

With its generous size, prime residential location, and close proximity to the coastline, this property

presents an excellent investment opportunity in one of Larnaca's fastest-growing areas. The combination of registered road access, attractive planning regulations, and easy access to beaches and everyday amenities makes it ideal for developers, investors, or private buyers seeking long-term value.

Whether you are planning a premium residential development or a spacious private residence, this plot offers exceptional potential in the heart of Oroklini.



RESIDENTIAL LAND FOR SALE IN OROKLINI

€ 925 000

