

Property Code:	A12099	Type:	Sale - Land
Location:	Larnaca - Oroklini	Plot Area:	1338 m ²
VAT:	+ VAT		

Property features:

Registered Road	Residential Land	Title Deeds
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Description:

Residential Land for Sale - Oroklini, Larnaca

An excellent investment opportunity in the highly sought-after area of Oroklini, Larnaca. This residential plot extends to **1,338 m²** and benefits from a **registered road**, offering easy access and making it ideal for immediate development.

The property falls within **Planning Zone H3**, which generally allows:

- 60% Building Density
- 35% Coverage
- 2 Floors
- Maximum Building Height: 8.3 metres

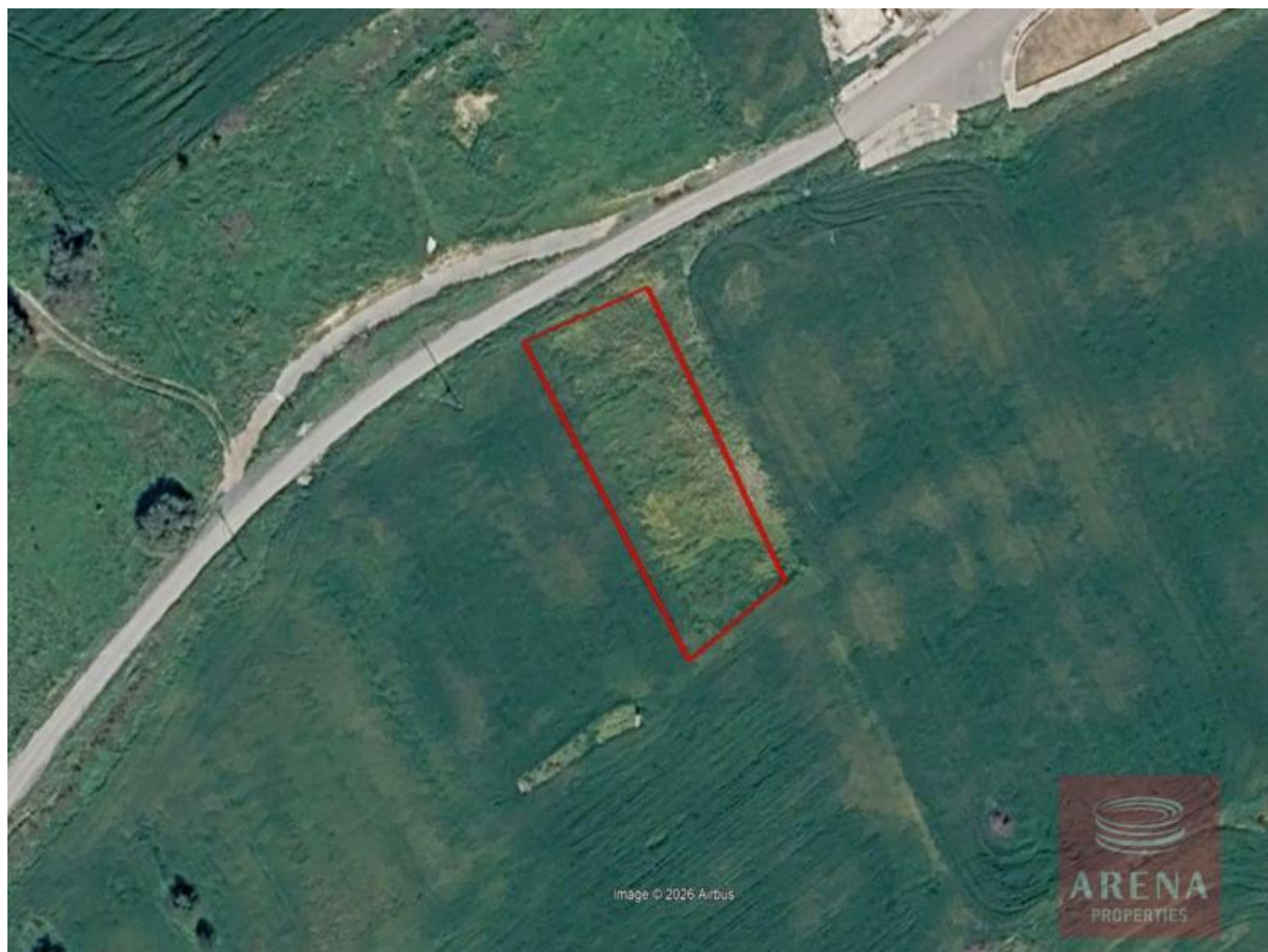
This spacious plot is ideal for the construction of a luxury family residence, multiple villas, or a small residential development (subject to planning approval). Planning zones and development parameters are governed by the relevant planning authority.

Located in a peaceful residential area, the land enjoys excellent connectivity while being just **5 km from the beautiful beaches** of Oroklini and the Larnaca coastline. Schools, supermarkets, restaurants, and all essential amenities are within easy reach, with convenient access to Larnaca city centre and the motorway.

Key Features:

- Plot Size: **1,338 m²**
- Registered Road Access
- Residential Planning Zone **H3**
- Building Density: **60%**
- Coverage: **35%**
- 2 Floors | Maximum Height: **8.3 m**
- Approximately **5 km from the beach**
- Quiet residential location
- Ideal for residential development or investment

A prime opportunity to secure a generously sized residential plot in one of Larnaca's fastest-growing and most desirable areas.



**RESIDENTIAL LAND FOR SALE IN
OROKLINI**

€ 250 000

