

<b>Код Объекта:</b>	A11627	<b>Тип:</b>	Продажа - Земельный участок
<b>Местоположение:</b>	Ларнака - Softades	<b>Участок:</b>	133127 м <sup>2</sup>
<b>НДС:</b>	+ VAT		

**Особенности недвижимости:**

Registered Road                      Title Deeds                      Tourist Land

**Описание:**

**Fields in Softades for sale**

A unique opportunity to obtain three touristic beachfront fields, in a quiet and attractive location in Softades community of Larnaca District.

The properties are located at a distance of 3km (approx.) southwest of Pervolia touristic area and 3km (approx.) east of "Camel Park". It needs to be noted that the Larnaca Airport is only 10 minutes away.

The fields with have a sea frontage of 270 meters (approx.) and a total area of 133.127m<sup>2</sup>.

As a unit, the properties have a smooth surface and irregular shapes.

They are suitable for a large-scale developments such as hotel, holiday houses project, rehabilitation center, pensioners hotel, sports center etc.

The are considered as an appealing investment opportunity with high potential.

Field 1.

Planning zone: T2α  
 Building Coefficient: 45% (E) 40% (T.X./T.E.) 20% (K)  
 Coverage Coefficient: 20% (E) 20% (T.X./T.E.) 20% (K)  
 Maximum Floors Allowed: 3 (E) 2 (T.X./T.E.) 2 (K)  
 Maximum Building Height (m): 13,10 (E) 8,30 (T.X./T.E.) 8,30 (K)

Field 2.

Planning zone: T2α  
 Building Coefficient: 45% (E) 40% (T.X./T.E.) 20% (K)  
 Coverage Coefficient: 20% (E) 20% (T.X./T.E.) 20% (K)  
 Maximum Floors Allowed: 3 (E) 2 (T.X./T.E.) 2 (K)  
 Maximum Building Height (m): 13,10 (E) 8,30 (T.X./T.E.) 8,30 (K)

Field 3.

Planning zone: Z1  
 Building Coefficient: 6%  
 Coverage Coefficient: 6%

Maximum Floors Allowed: 2  
Maximum Building Height (m): 8,30

Planning zone: T2α  
Building Coefficient: 45% (E) 40% (T.X./T.E.) 20% (K)  
Coverage Coefficient: 25% (E) 25% (T.X./T.E.) 20% (K)  
Maximum Floors Allowed: 3 (E) 2 (T.X./T.E.) 2 (K)  
Maximum Building Height (m): 13,10 (E) 10 (T.X./T.E.) 10 (K)



