

## 3,857m<sup>2</sup> Plot for Sale in Larnaca District

Beachfront Land for Investment in an excellent location in Dhekelia Road area of Larnaca. FEATURES 3 857sq.m. gross beachfront land area 2 644sq.m. estimated net beachfront plot area Zone T3β suitable for hotel villas or hotel apartments Base Building Coefficient 30 for hotel 793sq.m Additional Building Coefficient additional costs incurred Incentive 20 by Presidential degree 158sq.m Incentive 5 from renewable energy 39sq.m Purchase 15 of coefficient from listed building 119sq.m Other planning building coefficients incentives for hotels The reception and or restaurant of the hotel is not included in the allowed building coefficient which means it accounts as free extra interior areas . ...

### Property Info

### Plot / Area Info

### Additional info

Plot area

**3857**

Reference Number

**VL27310**

Property type

**Land and Plots**

Condition

**Brand New**

### Amenities

### Location

Region: **Larnaca**

**Price: €5 500 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 426.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€5 500 000 on Oct 30, 2023





