

## 9,167m<sup>2</sup> Plot for Sale in Larnaca District

Residential Land for Sale in Xoirokoitia Village, Larnaca. The area is very accessible and is within close proximity to all necessary amenities and facilities.

The land totals 9.167sqm with an irregular shape and a smooth flat surface and benefits from circa 85m of road frontage from a registered road at its north border. The asset has the potential to be covered from all utility services (electricity, water and telecommunications). The property falls within residential planning zone H2 with a building density coefficient of 90% and a coverage coefficient of 50%, over 2 floors and 8.3m maximum height.

Title Deed Available.

Property Info	Plot / Area Info	Additional info	
		Reference Number	<b>44229</b>
Plot area	<b>9167</b>	Property type	<b>Land and Plots</b>
		Condition	<b>Pre-Owned</b>

Amenities	Location
	Region: <b>Larnaca</b>
	Coordinates: <b>34.795292071122 / 33.338044406793</b>

**Price: €336 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€10 040.00</b> <b>€37.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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**Representative: Kalogirou Real Estate**

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**Price change history**

€336 000 on Aug 9, 2024

