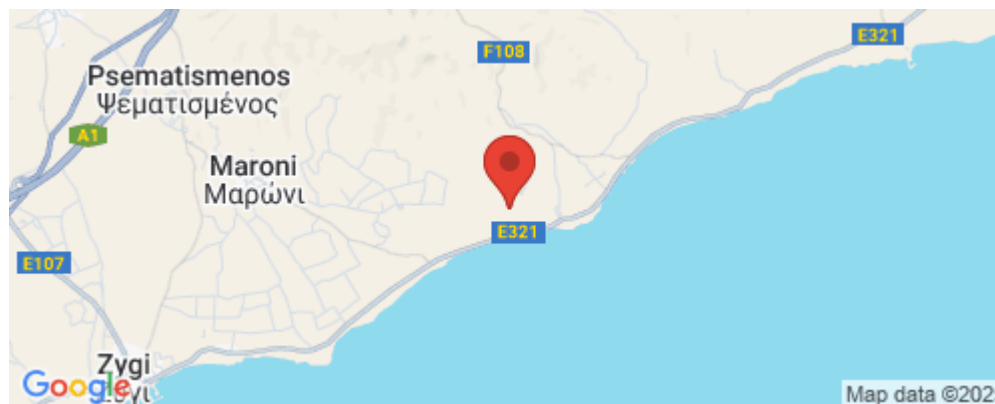


## 7,135m<sup>2</sup> Plot for Sale in Agios Theodoros, Larnaca District

Touristic Field for sale in Agios Theodoros area, Larnaca. It is situated at a distance approximately 600 m north of the beach, 350m north from the Mazotos – Agios Theodoros road and 400m north from the beach.



Touristic field for sale in Larnaca, Agios Theodoros area. The field is 7.135sqm and falls within planning zone T3β zone, with 30% density and 20% coverage, 3 floors and 13.1m of maximum height. For touristic development, the building density is 25%, 20% coverage, 2 floors and a maximum height of 8.3m, while for residential developments, the building density is 20%, 20% coverage, 2 floors and a maximum height of 8.3m.

The property has the potential to be covered...

| Property Info | Plot / Area Info                                     | Additional info  |                       |
|---------------|--|------------------|-----------------------|
|               | Plot area  | Reference Number | <b>49549</b>          |
|               | <b>7135</b>  | Property type    | <b>Land and Plots</b> |
|               |  | Condition        | <b>Pre-Owned</b>      |
| Amenities     | Location   |                  |                       |
|               | <b>Location:</b> Agios Theodoros                     | Region:          | <b>Larnaca</b>        |
|               | Coordinates: <b>34.75280212488 / 33.401310067363</b> |                  |                       |

**Price: €315 000 + VAT**

|     |                 |                    |                   |                 |             |
|-----|-----------------|--------------------|-------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€9 200.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€44.00/m²</b>  |                 |             |

## Representative: Kalogirou Real Estate

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

## Price change history

€345 000 on Dec 5, 2024  
 €315 000 on Jul 30, 2025



