

## 26,800m<sup>2</sup> Plot for Sale in Agios Theodoros, Larnaca District

Two Adjoining Fields for sale in Agios Theodoros area, Larnaca. The asset 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. 

Two adjoining fields for sale in Larnaca, Agios Theodoros area. The total land area of the fields is 26.800sqm. Each field has an area of 13.400 sq.m, and falls within planning Γ3 zone, with 10% density and 10% coverage, with the ability to build up 2 floors (8.3m of maximum height). The field on the left has a combination of flat even and uneven surface characteristics and an irregular shape while the field on the right has a slightly sloping surface and...

| Property Info | Plot / Area Info | Additional info       |
|---------------|------------------|-----------------------|
|               |                  | Reference Number      |
| Plot area     | <b>26800</b>     | Property type         |
|               |                  | Condition             |
|               |                  | View                  |
|               |                  | <b>49589</b>          |
|               |                  | <b>Land and Plots</b> |
|               |                  | <b>Pre-Owned</b>      |
|               |                  | <b>Sea view</b>       |

| Amenities | Location  |
|-----------|---|
|           | <b>Location:</b> Agios Theodoros<br>Region: <b>Larnaca</b><br>Coordinates: <b>34.777579755171 / 33.436149981867</b> |

**Price: €265 000 + VAT**

|     |                 |                                     |  |                 |             |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>~€7 200.00</b><br><b>€10.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

**Representative: Kalogirou Real Estate**

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

**Price change history**

€335 000 on Dec 6, 2024

€265 000 on Feb 15, 2025



