

## 25,461m<sup>2</sup> Plot for Sale in Pervolia Larnacas

The property is located in the Pervolia community council, situated in the Larnaca district. It is positioned about 400 meters north-west of the coastline and approximately 2.7 kilometers southwest of the Larnaca International Airport. ✖

The plot being offered presents excellent opportunities for versatile development. It holds great potential for a range of projects, including the construction of a hotel, residential buildings, or the subdivision of the plot into smaller portions with individual title deeds for separate development. Additionally, the inclusion of a planned road within the development scheme brings significant advantages. This road will offer direct access to bo...

### Property Info

Covered Area **10**  
 Energy Efficiency **N/A**

### Plot / Area Info

Plot area **25461**

### Additional info

Reference Number **1535**  
 Property type **Land and Plots**  
 Condition **Brand New**

### Amenities

#### Location

**Location:** Pervolia Larnacas Region: **Larnaca**  
 Coordinates: **34.838726967137 / 33.605912188305**

**Price: €3 300 000 + VAT**

VAT for this property is **€165,000** or **€627,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€130.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€3 300 000 on Sep 21, 2023



### plot / land characteristics

- Total area: 25,461 m2
- Smooth and level surface
- Street frontage 300m
- 400m from coastline

proposed\_plot  
urban\_planning  
zones\_

### characteristics

- Max. Density ratio: 45%
- Max. Coverage ratio: 20%
- Max. Floors: 3
- Max. Height: 13,10 meters

Zones	%
T2α	99%
Δα2	1%

