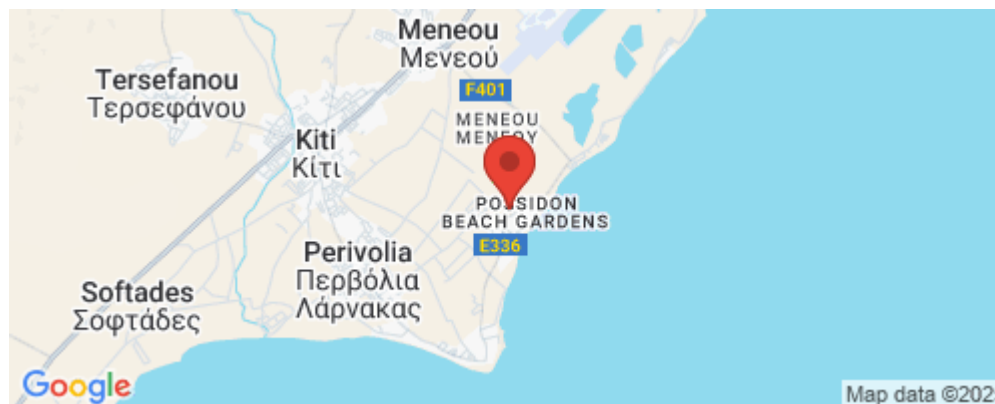


25,461m² Plot for Sale in Pervolia Larnacas

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

Coordinates: **34.838726967137 / 33.605912188305**

Region: **Larnaca**

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€130.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty ltd
Phone: +35795129336, +35799409010			

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%

