

#44636

FOR SALE



## Larnaca, Xoirokoitia

8696 m<sup>2</sup> Area

  
KALOGIROU  
REAL ESTATE

## Description

Residential land in For Sale Xoirokoitia, Larnaca. The area is very accessible and is within close proximity to all necessary amenities and facilities. The asset is located in close distance from the A1 motorway Nicosia-Limassol and a few meters away from the centre of the village.

Land for Sale in Xoirokoitia Village. Residential land in Xoirokoitia, Larnaca, extending to about 8,696 sq.m. in total. With the new demarcation, the parcel under assessment acquires access via a narrow strip of land. According to the demarcation plan, the field has access from a road (a strip of land with an area of 814 m<sup>2</sup>) provided by the neighboring plot, which adjoins it to the east. The strip of land, with a length of 3.66 meters, adjoins along the northern boundary and terminates at a registered road. The property falls within Zone H3, with a building coefficient of 60%, coverage of 35%, and permission for 2 floors (8.3 m) of construction.

€200,000 +VAT

<b>TYPE</b>	Development Land
<b>PLOT</b>	8696 m <sup>2</sup>
<b>TITLE DEED</b>	Yes



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