

#48472

FOR SALE



Larnaca, Maroni

K
KALOGIROU
REAL ESTATE

Description

€87,000

A prime Special Protection field measuring 5,270 sq.m. in Maroni, Larnaca. The property boasts a rectangular shape and flat surface, with excellent access via registered roads and 60m of frontage. Strategically located just 7km from the B1 motorway, 1km from the beach, and 4km from Zygi community center, this asset offers significant development potential. Falling within Zone Z1, the property allows for a 6% building coefficient, 6% coverage, and permission for 2 floors (up to 8.3m), making it ideal for coastal investment opportunities.

Currently occupied by a tenant for greenhouse cultivation, the asset also includes a small prefabricated unit. An existing 10-year lease agreement, effective from 15.01.2021, ensures steady rental income, with the option for a 4-year extension until 2035.

Lease terms:

TYPE	Field
TITLE DEED	Yes



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