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Real estate

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Residential field in Xylofagou, Larnaca

€ 240,000

Xylofagou, Larnaca

TYPE	AREA	BUILD FACTOR	SITE COVERAGE
Plot	**8,346 m²**	**90%**	**50%**

PLANNING ZONE	REFERENCE
Kα6	**LAR-APT-2026-00021**

Residential field, extending to about 8.346sq.m. in total, located in Xylofagou village, Larnaca. The property has a flat surface and its access is via a registered dirt road with total frontage of approximately 150m. A planning permit for the division to 8 plots has been issued by the local authorities (Application number 04.200.4406 & expiration date 28/08/2030) The plot division is as follow: Plot 1, total area 547 sq.m frontage 21m Plot 2, total area 584 sq.m frontage 24m Plot 3, total area 525 sq.m frontage 43m Plot 4, total area 586 sq.m frontage 22m Plot 5, total area 822 sq.m frontage 26m Plot 6, total area 602 sq.m frontage 44m Plot 7, total area 744 sq.m frontage 55m Plot 8, total area 573 sq.m frontage 38m The asset is located approximately 460m north of Xylofagou-Liopetri road, approximately4.5km to the beach and approximately 1.5km to Xylofagou community centre. The property falls within Zone Kα6, with a building coefficient of 90%, coverage of 50%, and permission for 2 floors (10m) of construction.

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