

Nimoland Properties Ltd

Property: Land parcel for residential development, Kalavassos, Larnaca

Asking Price: €1.298.000

Property Description

- The property is a land parcel with a total area of 24.274sqm located at Kalavassos, Larnaca.
- It has a rectangular shape, a road running along its South border, with a slight slope from West to south.
- Access is direct from the main Kalavassos road.
- Suitable for development into plots and residential property.
- An expired planning permit was granted for the development into 26 plots which could be reinstated.
- Land is covered with all public utility services(water, electricity, telecommunication)

Area Profile

The general area between Kalavassos , Zigi and Mari is experiencing substantial investments in industrial and infrastructure including fuel reserve parks , port, cement production facilities etc.

It is anticipated that the need for housing shall rise significantly over the next 5 years.

The plot is on the outskirts of Kalavassos village next to an area of newly developed plots and houses.

Planning Profile

The submission for the division plans dated 14/4/2011 at the Housing department has expired ,though it is possible to apply for a re-issue of the planning permit.

The planning zone is for low density residential property.



Property Characteristics

Asset ID	Land parcel
Property Type	Land for development
Land Area (sqm)	24.274
Maintenance	Good
Occupancy	Vacant

Property Location

City	Larnaca
Community	Kalavassos
Area	Kalavassos
Area Profile	Residential
Location Quality	Fair

Planning zone Details

Planning zone	H3
Building Density	60%
Max Coverage	35%
Max No. of floors	2
Max Height (m)	8.30

Title Deed Details

Reg. No	0/19524
Owner. Share	100%
Sheet/Plan	2-227-348
Block	0
Parcel no.	147

