



#2618

Prime City Centre Corner Development Plot, Chrysopolitissa

€2,700,000

📍 Chrysopolitissa, Larnaca

A rare corner development opportunity in the heart of Larnaca, moments from the historic centre, marina, and seafront, and within walking distance of the beach. The plot benefits from dual street frontage, excellent visibility, and easy access to the city's main arterial roads and the highway network — a flexible site suited to a mixed-use scheme combining commercial and residential/office space.

The land totals 1,070 sqm, combining two adjoining title deeds now offered together as a single contiguous holding. The front portion (fronting the main road) falls within a Commercial planning zone with a 200% density factor, while the rear/side portion falls within a Residential/Offices zone with a 140% density factor — both permitting a 50% cover factor, up to 6 floors, and a maximum height of 24m.

This layout naturally lends itself to a scheme with ground-floor commercial or retail space addressing the street, and

Area

📏 1070 m²


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