

Residential Building in Sotiros, Larnaca

For Sale : **€ 2,000,000**

Description
The property is a listed building with a total area of 392 sqm, situated in the heart of Larnacas historic city and traditional neighborhoods.

It falls within Planning Zone A6, offering substantial development potential with a building density of 180%, coverage of 70%, and allowance for up to 3 floors with a maximum height of 10 meters.Located in a quiet area within walking distance to the city center and the renowned Finikoudes beach, this property blends historical charm with convenience and investment potential.

Its listed status adds architectural and cultural value, making it a truly unique asset.The property is suitable for a wide range of uses, including boutique hospitality, luxury residences, serviced apartments, cultural or educational spaces, creative offices, concept retail, or other commercial and residential projects, subject to planning approval.The title deed is available for immediate transfer, ensuring a smooth and straightforward transaction for interested buyers.This is a rare opportunity to acquire a heritage property in one of Larnacas most desirable and fast-developing areas.

Details

Property Type: **Building** | Status: **Available** | Website

Main Features

Property Subtype: **Residential Building** | Construction Stage: **Resale** | Floors Building: **3**

Area

Covered Area: **392m²**

Energy & Heating

Energy Efficiency Grade: **B**

Further Details

Secure Door

Gallery



