

Residential Land Plot in Oroklini, Larnaca

For Sale : **€ 375,000**

Description
Residential Land Plot in Oroklini (Voroklini), Larnaca

This excellent residential land plot is located in the popular coastal village of Oroklini (Voroklini) in the Larnaca district, offering an outstanding development opportunity just minutes from Larnaca Bay and the city of Larnaca. The plot is part of the Thes Plots project — a development of eight residential plots — and is registered as Plot No. 830, measuring 706 m². The plot is zoned for residential development.

Development Potential
The plot benefits from a development framework allowing for a building density of 35% and a coverage ratio of 20%, with permission for up to 2 floors and a maximum building height of 8.3 metres. These parameters are well-suited to a comfortable detached family home with generous outdoor space — ideal for individuals looking to build a custom residence in one of Larnaca's most established and sought-after suburbs.

Location
Oroklini is one of the most attractive residential areas in the Larnaca district, situated just east of Larnaca city and combining traditional village character with modern suburban living. The area enjoys excellent connectivity to Larnaca International Airport, the A3 motorway, and the major coastal routes towards Ayia Napa and Protaras. Residents benefit from immediate access to the Oroklini coastline, local amenities including supermarkets, restaurants, schools, and the popular Oroklini Lake nature reserve.

Overall Opportunity
The combination of a well-sized 706 m² plot, favourable zoning regulations, and a prime location in a high-demand residential area makes this an excellent opportunity for end-users looking to build a custom home, or for investors seeking long-term value in an established suburb. The Larnaca area continues to see steady demand for quality residential property, particularly in well-positioned coastal villages such as Oroklini.

Details

Property Type: **Land**
Status: **Available**
Unit Number: **Voroklini 830**
Website

Main Features

Property Subtype: **Plot**
Town Planning Zone: **Residential**

Area

Plot Area: **706m²**

Energy & Heating

Energy Efficiency Grade: **Not Required**