



Light Industrial field in Agios Theodoros, Larnaca

For Sale : **€ 365,000**

Description

An expansive industrial field spanning approximately 21,378 sq.m., offering a prime opportunity for large-scale warehouse development or industrial operations.
 The property abuts a registered road along its southwestern boundary, providing a substantial frontage of approximately 112 meters.

 Strategic Location:
 •The asset is perfectly positioned for logistics and transport:
 •Approximately 1.2 km southeast of the Larnaca-Nicosia (A1) highway, ensuring excellent connectivity to major cities.
 •Approximately 1.7 km north of the Agios Theodoros community center.

 Property Specifications:
 •Total Land Area: 21,378 sq.m.
 •Planning Zone: E1 (Industrial)
 •Building Coefficient: 60%
 •Coverage: 35%
 •Permitted Height: 2 floors.

 The property is held within a Special Purpose Vehicle (SPV). Acquiring the company shares results in no Transfer Fees and no VAT being applicable to the transaction.

 There is a separate title deed for this property.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Furnished: **Unfurnished**

Area

Plot Area: **21,378m²**

Gallery

