VIVO
REALTY

64186601

RESIDENTIAL LAND OF 1097 SQ.M. IN MELINI LARNACA

Melini, Larnaca

€100,000













VIVO
REALTY

Overview

Specifications

Area

1097 m²

Type	**Building Plot**
Title deed	**Yes**

Description

An exceptional opportunity to acquire a prime residential plot located in the serene and picturesque area of Melini, Larnaca district. Situated within the high-density H2 Residential Planning Zone, this property offers great versatility and high development potential for personal residences or an investment project.
Key Specifications & Land Details:
* Location: Melini, Larnaca District
* Plot Area: 1,097 sq.m.
* Planning Zone: H2 (Residential)
* Coverage Ratio 100% of the plot is designated within the H2 zone
* Building Density 90% (0.9)
* Building Coverage 50% (0.5)
* Permitted Floors: Up to 2 Floors
Description & Highlights:
* High Building Potential: With a 90% building factor and 50% coverage, this 1,097 sq.m. parcel allows for substantial construction footprint, ideal for private luxury villa, townhouses, or a modern residential complex.
* Scenic & Peaceful Setting: Located in the village of Melini, offering quiet, scenic surroundings while maintaining connectivity to major city centers and coastal areas.
* Clean & Clear Title

Additional information

Features

Connected to electric mains
Easy access to highway
Easy access to main roads
Mountain view
Municipal water/sewage
Near amenities
Next to green area
Quiet area

Distances

Amenities

600 m

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
H2	0.5%	0.9%	8.3 m	2	-

Contact us



Tatiana Kirshanova
(+357) 96071790
tatianak@vivorealty.com.cy