

Filimeni Sea Front – Ayios Theodoros Village

General Details:

Surface per title	8.696 square meters	12.965 square meters
Surface amendment	<i>Approximately 1.300 square meters will be occupied for the widening of the main road</i>	

Land destination/ Building Coefficient:

Both plots are currently listed as agricultural plots at a maximum 10% Building coefficient. Under the application for building a hotel the building coefficient may change, under certain circumstances and conditions, up to 40%.

It is very important that the plots are already listed by the local and governmental authorities for changing the use of land from “agricultural” to “tourist development” land. Under “tourist development” use of land the land is expected to have a use of land at a 20% Building coefficient for housing, 40% Building coefficient for tourist complex and 45% Building coefficient for Hotel purposes.

The change in the use of land is expected before the end of 2009.

Area development:

- The 5 Star Aldiana Beach Hotel and its private Marina are situated only 500 meters due east from the plots.
- Land attaching East of the Aldiana Beach Hotel is now planned for a huge housing project
- Land attaching West of the Aldiana Beach Hotel purchased recently for plans of a 6-star hotel
- On the North side of the Filimeni Sea Front plots just after the main road the use of the land is a mix of “tourist development” and “holiday development”. The near by hills, just 600 meters on the north are already developed with holiday lettings.
- Within 3 kilometers West of the plots there are various important tourist housing projects

Opportunity

- Sea front plots of this size hard to find in Cyprus anymore
- The plots are “highly certain” to be upgraded to a tourist development use of land in the next immediate expansion within 3 to 8 months period. Please study carefully below the plots exact location and the development of the area around.
- A possible upgrade of the use of the land would mean a minimum increase in value in the range of 40%.

Topography

Google Earth: “Filimeni Sea Front” lat=34.7726444214, lon=33.4533675133
It fall within Ayios Theodoros village municipality at the borders of Ayios Theodoros and Alaminos villages. The south side of the plot is attaching the Mediterranean sea and the North side is attaching a main use road. It is only 15 kilometers due East from Larnaca New International Airport and 20 kilometers from Larnaca city. The plots are approximately 20 meters above the sea level offering an excellent and non-interrupting sea view.

LARNACA WEST DISTRICT UP TO FILIMENI SEA FRONT PLOTS (20 KLMS RADIUS)



FILIMENI SEA FRONT PLOTS → ALDIANA 5-STAR BEACH HOTEL → MARINA



HOLIDAY LETTINGS ON THE HILLS 500M NORTH OF THE PLOTS



HOUSING PROJECTS IN THE AREA WITHIN 3KM WEST OF THE PLOTS (RED LINES)

