

**AUCTION DATE:** 19/12/2018  
**AUCTION TIME:** 10:00 a.m.  
**AUCTION LOCATION:** 10 ZAKYNTHOU STR, 6018 LARNACA

**AUCTIONEER:** ELENI KYRIACOU  
**TEL :** 99476605  
**RESERVE SALE PRICE:** 0/11308 €685.200, 0/27160 €280.000, 0/30045 €508.400

**Location**



**Description of Property**

- The property consists of three fields in the district of Larnaca.
- The field with Reg. No. 0/11308 is situated at “Ayios Andronikos” location, in Psematismenos village. It is located about 330m southeast of the village center and about 350m northeast of the Psematismenos – Maroni road. It has an irregular shape, surface slightly sloping to the southwest and northwest and is enclosed. The field encloses a small piece of land that corresponds to the historic church of Agios Andronikos and Agia Athanasia. The property falls within Town Planning Zone H3 (Residential).
- The field with Reg. No. 0/27160 is situated at “Galeftiria” location, in Ayios Theodoros village. It is located about 4.3km southeast of the village center, about 380m northeast of the road leading from the beach to the village and about 900m northwest of the sea. It has an irregular shape and surface slightly sloping to the south. It is adjacent on its west boundary to an under registration road with a frontage of about 80m. The property falls within Town Planning Zone Γ3 (Agricultural).
- The field with Reg. No. 0/30045 is situated at “Kafkalia tou Laksidiou” location, in Ayios Theodoros village. It is located about 5km southeast of the village center, about 150m south of the road leading from the beach to the village and about 300m northwest from the sea and the Kiti – Zygi coastal road. It has an irregular shape and flat surface. It is enclosed and at a distance of about 40m from the nearest registered road. It is adjacent to an under registration road on its northeast boundary with a frontage of about 55m. The property falls within Town Planning Zone Π1 (Vacation).
- The sale of properties with Reg. No. 0/11308 and 0/30045 may be subject to VAT.

**Location**

<b>District</b>	Larnaca
<b>Municipality / Community</b>	Psematismenos, Ayios Theodoros
<b>Location</b>	Ayios Andronikos, Galeftiria, Kafkalia tou Laksidiou

**Property Characteristics**

<b>Type of Property</b>	Fields
<b>Land Area (sq.m.)</b>	28.094, 30.435, 12.709
<b>Building Area (sq.m.)</b>	-

**Title Deed Details**

<b>Reg. No.</b>	0/11308, 0/27160, 0/30045
<b>Share</b>	1/1
<b>Sheet / Plan</b>	55/14, 55/16, 55/44
<b>Part</b>	0
<b>Plot No.</b>	200, 378, 88

**Town Planning Zone**

	Plot 378	Plot 88	Plot 200
<b>Town Planning Zone</b>	Γ3	Π1	H3
<b>Max. Density</b>	10%	15%	60%
<b>Max. Coverage</b>	10%	15%	35%
<b>No. of Floors</b>	2	2	2
<b>Max. Height (m)</b>	8.30	8.30	8.30

**Picture1 - 378**



**Picture 2 - 88**



**Picture 3 - 200**

