

## Larnaca on the up?

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We have read with interest the recent report of the new Larnaca Mayor Mr Viras regarding the Larnaca town finances and the vision that the Mayor and his Council has for the town.

We have reported in the past that Larnaca has all the parameters to reap the advantages of its location and facilities.



- It is the only town on the beach in Cyprus with the original development area being a few meters away from the sandy beach with no promenades etc blocking the free access (see Limassol).
- The Larnaca port has gone through turbulent times over the last 15 years mainly due to the various small local pressure groups halting this project and leaving only one interested party (an Israeli group) to negotiate. As such Limassol is taking over the port activity of Larnaca. This is a major issue of a great value for the town since the port is “within” the town and within walking distance from the Phoenioudes promenade, with a direct benefit to the shop owners and local residents.
- It is the only town that it has extensive sandy beach starting from Pyla to Pervolia area.
- So far it has the lowest property prices in Cyprus, with ample land for future development including the coast.
- Yes, the refinery area is a problem and yet we are still to wait and see what the proposal is for this area (we have made a proposal to become an office park and residential properties in high rise buildings similar to Limassol).
- Unfortunately, the proposed golf course at Tersefanou is not happening and it is up for sale by the Bank of Cyprus – A shame.
- The airport vacant land is still pending and various ideas which included the Chinese wholesale mall and that of a racing track ended in cancellation again after the local small pressure group reaction.
- A shopping mall which is proposed on the periphery of the town center, has met objections by again small pressure groups.
- The seaside Larnaca-Pyla road which is dangerous for pedestrians in particular is not going on because of some commercial interest which have the support of the local authorities (is this true?). This to the detriment of Larnaca as a whole.
- Chinese show some interest for the town center and a local hotel development, the Radissons Hotel (one completed and one under way) is a plus, whereas sales prices of top-quality residential units sell at around €8.000/ sq.mts. (most Chinese and some Russian clients).
- The revitalization of the old town is under way and in addition to several small boutique hotels and the Ayios Lazaros area upgrading done by the local authority-interest is increasing.
- The sale lake – It is a joke. Nothing to happen notwithstanding various reports regarding the disturbance of the migrating birds by locals and tourists etc etc. A beautiful spot left unexploited.

So many things which could be done, and we have come to a conclusion (not necessarily correct 100%) that at the end it is the Larnaca people in general that they want to remain their town left behind by the other towns developments and prosperity.

Whereas Larnaca could have become a new St. Tropez of the eastern Med, it is left behind by its own people (see the promenade project by A. Demetriou which was met with fierce objections to become now a jewel of the town.

What a shame.