

#1460

# Touristic Land with Building, Germasogeia Tourist Area, Limassol

📍 Germasogeia Tourist Area, Limassol

**€3,500,000** €3,700,000





Life Realty®



# Overview

## Specifications

Area

3606 m<sup>2</sup>

Type	Field	Title deed	Yes
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## Description

Presenting this exquisite touristic land spanning a total area of 3,606 square meters, with a net land area of 3,080 square meters, situated in the prestigious Germasogeia area of Limassol. This prime property includes a three-floor building currently operating as a boutique hotel, with each floor offering 415 m<sup>2</sup> of covered space.

The building boasts 23 touristic apartments, along with an additional building density of approximately 800 m<sup>2</sup>. This additional density can be utilized by adding an extra floor to the existing structure or on the roof. The property also features 30 parking spaces, with additional space available for parking.

Ideally located just 10 minutes from Limassol city center, a mere minute from the highway, and only a 2-minute drive from the beach, this property combines luxury with convenience. It offers an attractive opportunity for prestigious companies seeking an inspiring and strategic location for their operations, presenting a unique investment opportunity for a productive environment.

The title deed will be transferred free of possession.

Building Specifications:

Plot Area: 3606m2

Ground Floor Area: 415m2

First Floor Area: 415m2

Second Floor Area: 415m2

Price: €3.700.000 (No VAT)

Contact us today to arrange a viewing and for further details.



# Additional information

## Features

Connected to electric mains	Easy access to highway	Easy access to main roads
Elevated	Heart of city center	Investment opportunity
Municipal water/sewage	Near amenities	Panoramic view
Prime land	Water well	

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
T1β	25%	60%	13 m	3	-

