

#1737

# Commercial Land, Agios Georgios, Limassol

📍 Agios Georgios, Limassol

€4,500,000 +VAT



# Overview

## Specifications

Area

2224 m<sup>2</sup>

Type	Field	Title deed	Yes
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## Description

Presenting a prime commercial land opportunity in Agios Georgios, Limassol. Covering 2,224 m<sup>2</sup>, this property is just 10 minutes from the city center, 2 minutes from the highway, and situated on a high-traffic road, making it an exceptional investment.

The land is divided into two zones: the residential zone (Ka5) with 100% building density and 50% coverage, and the commercial zone (Eβ4) offering 140% density and 50% coverage. Both zones allow for construction up to 4 floors, perfect for office buildings, commercial spaces, or mixed-use projects. The total buildable area can reach approximately 2,700 m<sup>2</sup>, excluding any additional incentives that may apply.

This property is a strategic asset for commercial development in a prime location.

Contact us today for more information!



# Additional information

## Features

City view	Easy access to highway	Easy access to main roads
Elevated	Investment opportunity	Near amenities
Near bus route	Prime land	

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Eβ4	50%	140%	17 m	4	-
Ka5	50%	100%	13.5 m	3	-

