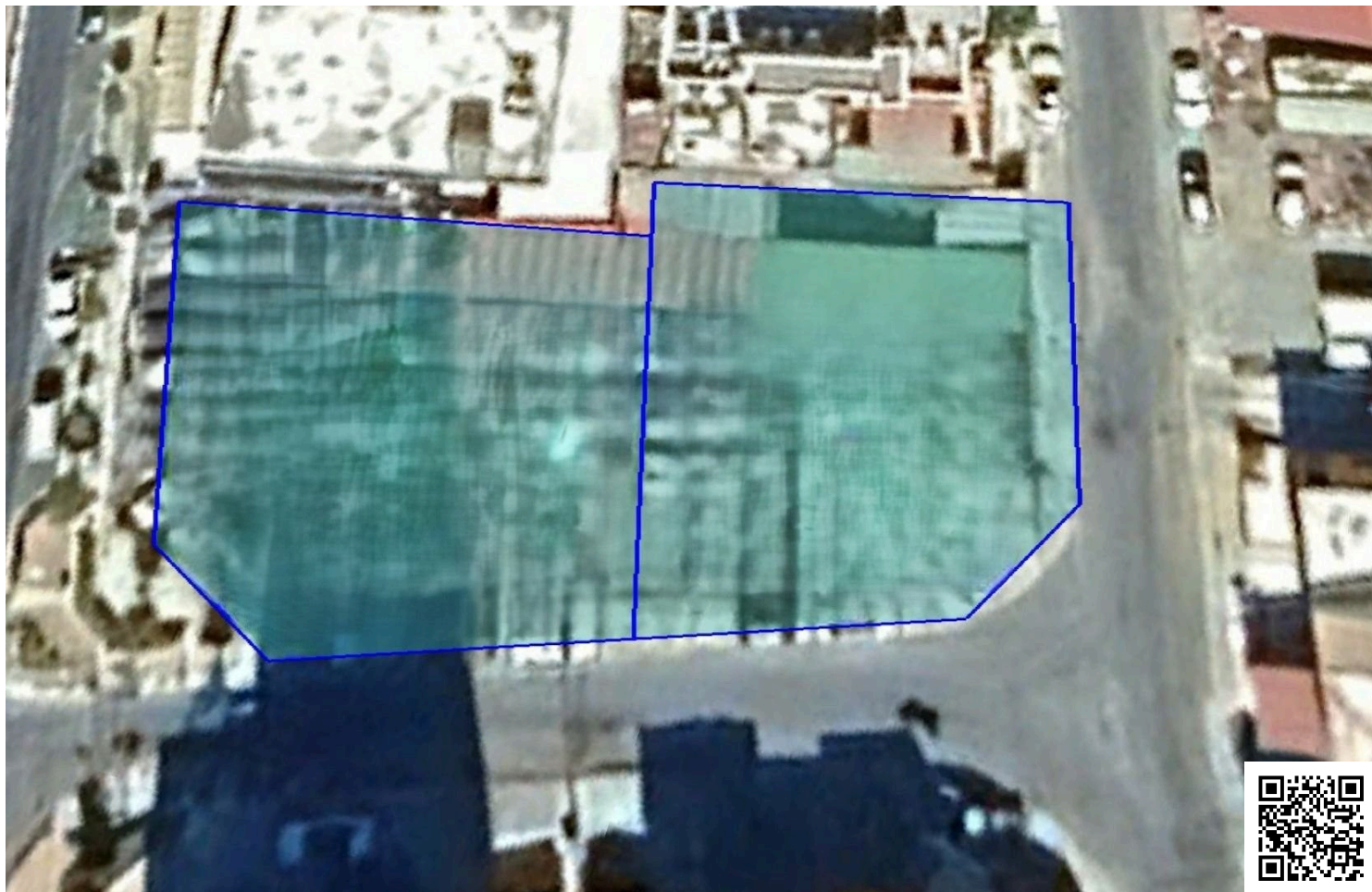


#1761

Mixed Use Plots, Agios Ioannis, Limassol

📍 Agios Ioannis, Limassol

€1,600,000 +VAT



Overview

Specifications

Area

 1198 m²

Type	Building Plot	Title deed	Yes
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Description

Presenting these exceptional mixed-use plots in the area of Agios Ioannis, Limassol, covering a total area of 1,198 m². Located just 5 minutes from the highway, Limassol Marina, and the beach, these plots offer a unique investment opportunity for both buyers and investors alike.

According to Limassol's local town plan, the land is situated within two distinct zones. The residential zone (Kα3) permits a 140% building density and 50% coverage, while the commercial zone (Εβ4) allows the same building density and coverage. Both zones support the development of mixed-use buildings up to 4 floors and 17 meters in height, offering flexibility for a variety of projects, including residential complexes, commercial offices, retail spaces, restaurants, or a combination of these. Note that the plots are currently occupied.

Contact us today for detailed information.



Additional information

Features

City view	Easy access to highway	Easy access to main roads
Elevated	Heart of city center	Investment opportunity
Near amenities	Near bus route	Prime land
Quiet area		

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Eβ4	50%	140%	17 m	4	-
Ka3	50%	140%	17 m	4	-

