

#2033

# Residential Field, Monagrouli, Limassol

📍 Monagroulli, Limassol

€3,000,000









# Overview

## Specifications

Area

 **41301 m<sup>2</sup>**

Type

**Field**

Title deed

**Yes**

## Description

Introducing this residential field in the Monagrouli area of Limassol, spanning a total of 41,301 m<sup>2</sup>. Conveniently located just 5 minutes from the highway, 10 minutes from the beach, and approximately 25 minutes from Limassol city center, the property benefits from a registered road at the front for easy access.

The field falls within two zones: H6 (residential zone) with a 20% building density and 20% coverage, allowing for a luxury residential project of up to two floors (8.3 meters high), and Z3 (protection zone), designated as a green area. With a gently sloping surface and direct road access, the property offers excellent development potential. Additionally, it is exempt from VAT and transfer fees, enhancing its investment appeal.

This exceptional piece of land presents a unique opportunity for developers and investors to create high-quality homes.

Contact us for a viewing.



# Additional information

## Features

Easy access to highway	Easy access to main roads	Elevated
Investment opportunity	Mountain view	Near amenities
Next to green area	Panoramic view	Prime land
Quiet area	Sea view	

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Z3	1%	1%	5 m	1	2%
H6	20%	20%	8.3 m	2	98%

