

#2246

# Mixed Use Field, Ypsonas, Limassol

📍 Ypsonas, Limassol

€3,000,000 +VAT



# Overview

## Specifications

Area

**8696 m<sup>2</sup>**

| Type | Field |
|------|-------|
|      |       |

## Description

Presenting this mixed-use field spanning a total area of 8,696 m<sup>2</sup>, ideally located in the Ypsonas area of Limassol.

The field falls within both residential (Ka8) and commercial (Eβ) planning zones, allowing for a building density of 60% and coverage of 35%. It permits the construction of a two-floor building up to 10 meters in height.

Strategically positioned just 5 minutes from the highway and approximately 15 minutes from Limassol city center, this prime location is close to all essential amenities and services.

This is an excellent opportunity for prestigious companies and property developers to invest in a unique mixed-use project with significant potential.

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



# Additional information

## Features

Easy access to highway      Easy access to main roads      Elevated  
Investment opportunity      Near amenities      Prime land  
Quiet area

## Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|------|--------------|--------------|------------|------------|---------------------|
| Eβ*  | 35%          | 60%          | 10 m       | 2          | 25%                 |
| Ka8  | 35%          | 60%          | 10 m       | 2          | 75%                 |

