

#2283

# Mixed Use Field, Kato Polemidia, Limassol

📍 Kato Polemidia, Limassol

€3,300,000



# Overview

## Specifications

Area

1990 m<sup>2</sup>

Type	Field	Title deed	Yes
------	-------	------------	-----

## Description

Presenting this mixed-use field in the area of Kato Polemidia, Limassol. Covering a total area of 1,990 square meters, the property offers excellent investment potential for both developers and investors. It is conveniently situated just 10 minutes from the city center and only 2 minutes from the highway, with direct frontage on a busy main road surrounded by numerous commercial and residential projects, ensuring high visibility and accessibility.

According to Limassol's local town planning regulations, the field is divided into two zones. The residential zone (Ka5) permits a building density of 100% and a coverage of 50%, while the commercial zone (Eβ5) allows for a higher building density of 140% with the same coverage of 50%. Developments can reach up to four floors and a height of 17 meters, providing significant flexibility for various types of projects.

This zoning combination makes the property ideal for a wide range of developments, including residential buildings, office spaces, retail shops, restaurants, or modern mixed-use complexes. Its location and development potential make it a truly valuable opportunity.

Contact us for a viewing.



# 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	-

