

#2517

# Residential Plot, Mesa Geitonia, Limassol

📍 Mesa Geitonia, Limassol

€1,200,000



# Overview

## Specifications

Area

 683 m<sup>2</sup>

Type

**Building Plot**

## Description

Presenting this prime residential building plot of 683 m<sup>2</sup>, located in Mesa Geitonia, Limassol. Ideally positioned just five minutes from the beach and highway and only ten minutes from Limassol city center, this property offers exceptional accessibility and convenience.

Situated within residential zone Ka4, the plot allows for a building density of 120% and coverage of 50%, permitting the construction of a three-floor building up to 13.5 meters high. The permitted density provides a buildable area of 819.60 m<sup>2</sup>, with the potential to increase by up to 5% if developed as a Zero Energy Building and a further 5% through density purchased from listed buildings, allowing for a total buildable area of 901.56 m<sup>2</sup>.

An existing house located on the property and requires demolition, making this an excellent opportunity for a new residential development in one of Limassol's most desirable areas.

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

Quiet area

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka4	50%	120%	13.5 m	3	-

