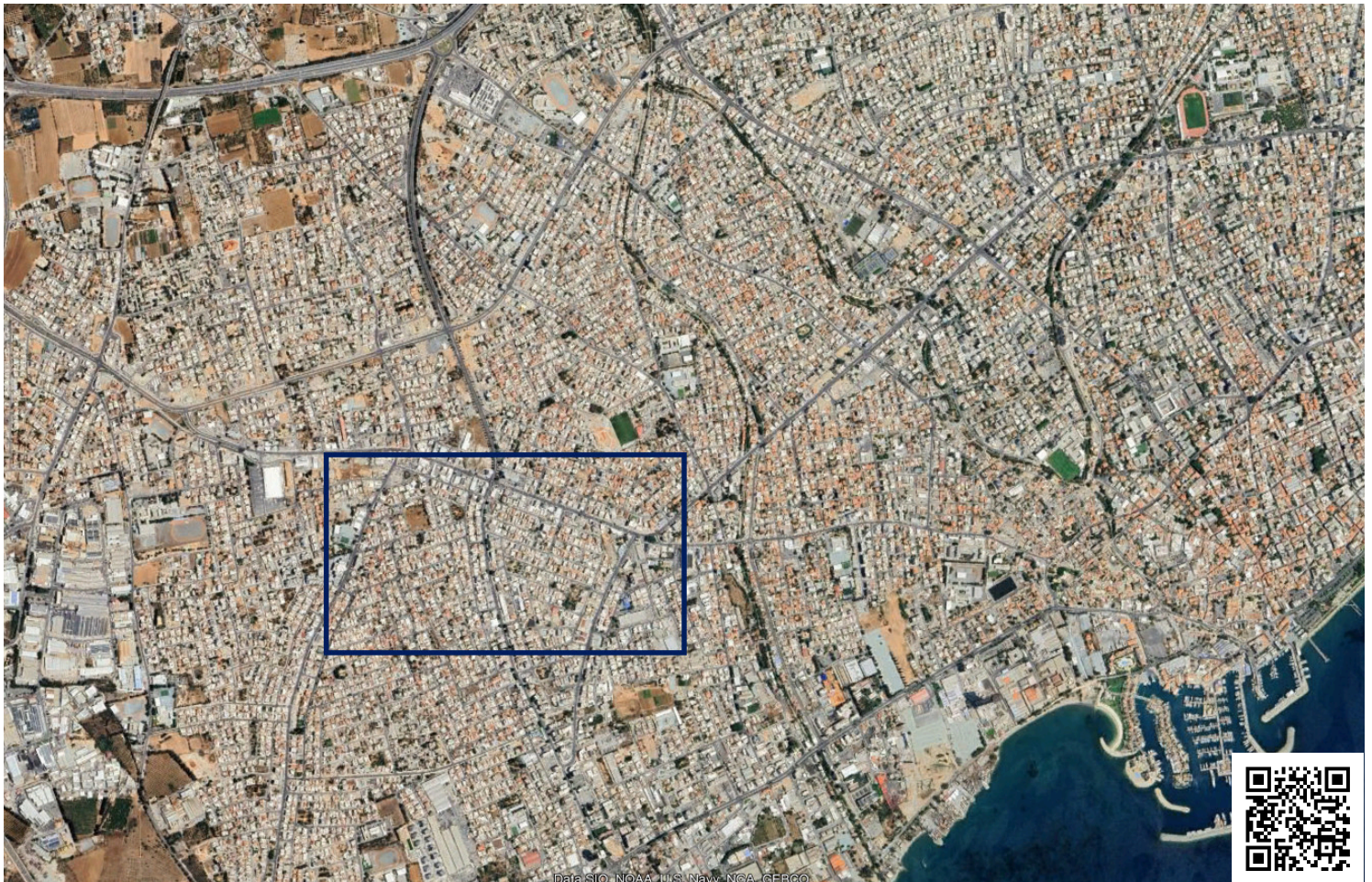


#2579

Mixed Use Plot, Omonioia, Limassol

 Omonia, Limassol

€4,500,000



Overview

Specifications

Area

 1770 m²

Type

Building Plot

Description

Presenting this exceptional mixed-use plot located in the Omonoia area of Limassol, spanning a total area of 1,770m². Ideally situated just 5 minutes from the highway and 10 minutes from the city centre, this property offers a prime investment opportunity for both developers and investors.

According to Limassol's local town plan, the plot falls within two zones — the residential zone (Kα4) with a 120% building density and 50% coverage, and the commercial zone (Eβ4) with a 140% building density and 50% coverage. These planning parameters support the development of mixed-use buildings up to four floors and 17 meters in height, allowing for a versatile mix of offices, retail spaces, restaurants, or residential units.

Currently, the plot includes an operational oil station, leased with an annual rental income of €12,000 per month until 2037, providing a secure and immediate return on investment.

This property presents a rare opportunity to acquire a strategically positioned plot in one of Limassol's most dynamic and rapidly developing commercial areas.



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	70%
Kα4	50%	120%	13 m	3	30%

