

#2743

# Mixed-Use Plots, Limassol Marina, Limassol

📍 Limassol Marina, Limassol

€1,850,000



# Overview

## Specifications

Area

 367 m<sup>2</sup>

Type

**Building Plot**

## Description

Presenting this exceptional mixed-use plot, ideally located in one of the most popular areas of Limassol Marina, spanning a total area of 367m<sup>2</sup>. Ideally situated in the heart of the city centre on Limassol marina and just 10 minutes from the highway, 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 (Πα7) with a 160% building density and 70% coverage, and the commercial zone (EM) with a 90% building density and 50% coverage. These planning parameters support the development of mixed-use buildings up to three floors and 10 meters in height, allowing for a versatile mix of offices, retail spaces, restaurants, or residential units.

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

With stunning and panoramic sea views and proximity to essential amenities, this property represents a rare opportunity to develop a landmark project in one of Limassol's most desirable areas.

Contact us today for more information!



# Additional information

## Features

Connected to electric mains

Easy access to highway

Easy access to main roads

Heart of city center

Investment opportunity

Municipal water/sewage

Near amenities

Near bus route

Prime land

Walking distance to beach

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
EM	50%	90%	8.3 m	2	-
Πα7	70%	160%	10 m	3	-

