

# Residential Land 2,295 SQM For Sale

**€3,850,000 Negotiable**

Neapoli, Limassol

## Key Facts

- Residential Land
- 2,295 m<sup>2</sup> Land Size
- 140% Building Density
- Site Coverage: 50%
- Floors: 4
- Height: 17m
- Title Deed: Available

**ID: 30831**



# Infrastructures

- Electricity
- Road Access
- Telecommunications
- Water

## Description

Large Corner Residential and Commercial Land Parcel For Sale in Neapoli, Limassol NO VAT!

Located in one of the most prominent and active areas in the city

It boasts quick access to the city center, seafront, and neighboring communities

Falls within the commercial and residential zones, 50% - 50%

2,295m<sup>2</sup> of Land area

Around 160m of Road Frontage

Residential Zone

140% of Building Density

50% of Site Coverage

Up to 4 floors and a height of 17m

Commercial Zone

160% of Building Density

50% of Site Coverage

Up to 5 floors and a height of 20.5m

Access to a registered road

All development infrastructures are in place

Contains old buildings

\*A green area of 10% needs to be deducted as per planning policies

This land parcel is a compelling investment opportunity!

It has great potential to develop a mixed-use or commercial building in one of the most demanding areas in Limassol

Contact us for full information and for a private viewing!

