

# Residential Land 5,098 SQM For Sale

**€700,000 Negotiable**

Ypsonas, Limassol

## Key Facts

- Residential Land
- 5,098 m<sup>2</sup> Land Size
- 80% Building Density
- Site Coverage: 45%
- Floors: 3
- Height: 13m
- Title Deed: Available

**ID: 37452**



# Infrastructures

- Electricity
- Road Access
- Telecommunications
- Water

## Description

Large Residential Land Parcel For Sale in Ypsonas, Limassol Plus VAT!

Contains 3 plots that are under the division process!

Located in an attractive and convenient environment

It has easy access to the highway and the community center

5,098m<sup>2</sup> of Land area

Around 30m of Road Frontage

80% of Building Density

45% of Site Coverage

Up to 3 floors and a height of 13.5m

Access to a registered road

All development infrastructures are in place

Contains 3 plots that are under the division process:

Plot 1: 761m<sup>2</sup> of Plot size

Plot 2: 1,218m<sup>2</sup> of Plot size

Plot 3: 923m<sup>2</sup> of Plot size

This land parcel is an excellent opportunity for the development of a brand-new residential project

Contact us for full information and a private viewing!

- Plot 1  
 Plot Size: 761sq.m  
 Density: 50+5%+50% = 632.26 sq.m  
 Coverage: 45% 342.45 sq.m
- Plot 2  
 Plot Size: 1218sq.m  
 Density: 50+5%+54% = 1022.28 sq.m  
 Coverage: 45% 547.7 sq.m
- Plot 3  
 Plot Size: 923m2  
 Density : 50%+5%+54% = 775.32m2  
 Coverage : 45% = 923 \* 45% =415.39m2

