

#11403

# ? Prime Residential Plot in Prestigious Paniotis Area – Germasogeia, Limassol (11403)

• Germasogeia, Limassol

€680,000 +VAT



# **Overview**

# **Specifications**

Area

[] 627 m<sup>2</sup>

Type

**Building Plot** 

Title deed

Yes

# **Description**

? Prime Residential Plot in Prestigious Paniotis Area – Germasogeia, Limassol (11403)

Exceptional Location | Ideal for Development | Quiet Residential Setting

? Price: €680,000 + VAT

? Location: Agia Paraskevi, Germasogeia – Limassol

? Plot Size: 627m<sup>2</sup>

?? Building Density: 60% | Coverage: 35% | 2 Floors | Max Height: 10m

?? A Unique Development Opportunity in One of Limassol's Most Desirable Areas

This well-positioned residential plot is nestled in the sought-after Paniotis neighborhood of Germasogeia, offering a perfect balance between tranquility and convenience. Located within a quiet cul-de-sac, it provides easy access to main roads, top schools, premium amenities, and the vibrant city center of Limassol.

- ? Key Features:
- ? Zone Ka8 (100%) Predominantly residential
- ? Easy Access to the highway and central Limassol
- ?? Excellent Frontage on a registered road (one-sided access, same level)
- ? Ideal Shape & Flat Terrain Ready for construction
- ? Panoramic Views from an elevated position
- ? Peaceful Environment No nuisances or obstructions
- ? Perfect for a Luxury Villa or Small Residential Project





# **Additional information**

# **Features**

Easy access to main roads Investment opportunity Near amenities

Panoramic view Quiet area Sea view

# **Planning zones**

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka8	35%	60%	10 m	2	-

# **Contact us**



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