



#11692

Prime Residential Plot for Sale in Neapolis, Limassol – Ideal for Development (11692)

 Agios Nicolaos, Limassol

€1,400,000



Overview

Specifications

Area

 **568 m²**

Type

Building Plot

Title deed

Yes

Description

An excellent opportunity to acquire a well-positioned residential plot in Limassol, located within the Local Plan and designated under Planning Zone Ka3 — a zone characterized by predominantly residential use.

This plot covers a total area of 568 m², offering a building density of 140%, coverage of 50%, and allowing for up to 4 floors with a maximum height of 17 meters. With street frontage and access via a registered road, the property is flat and enjoys a regular shape, making it highly efficient for construction.

The land offers a total buildable area of up to 835 m², with the potential to utilize up to 5% for renewable energy infrastructure—ideal for enhancing long-term value and sustainability. It's a fantastic choice for residential developers or investors looking to capitalize on the high demand for housing in the area.

The existing structure on-site is a ground-floor residence built in 1962, with a total internal area of 109 m² and 15 m² of covered verandas.

Set in a quiet residential area with standard views and no surrounding disturbances, the plot is well-suited for apartment development, townhouses, or a modern multi-unit residential project.

Key Features:

Plot size: 568 m²

Buildable area: up to 835 m²

Zoning: Ka3 – Residential Use

Density: 140%, Coverage: 50%



Additional information

Features

Quiet area

Walking distance to beach

Distances

Amenities



1 km

Airport



50 km

Sea



500 m

Public transport



1 km

Schools



1 km

Resort



2 km

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka3	50%	140%	17 m	4	-

Contact us



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