



#12775

# ? Corner Plot in Prime Germasogeia Touristic area – Ideal for Residential Development ? (12775)

📍 Germasogeia Tourist Area, Limassol

€1,600,000



# Overview

## Specifications

Area

 578 m<sup>2</sup>

Type	<b>Building Plot</b>	Title deed	<b>Yes</b>
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## Description

Situated in the heart of Potamos Germasogeia, this 578m<sup>2</sup> corner plot offers a rare opportunity to invest in one of Limassol's most promising residential zones. Perfectly positioned just minutes from Christaki Kranou Street and within a 10-minute walk to Dasoudi Beach, the location combines quiet residential charm with central convenience.

Located in the Ka7 residential zone, the plot allows for:

- 80% building density
- 45% coverage
- Up to 3 floors
- Maximum height: 13.5 meters

The plot features a regular shape, registered road access, and a privileged corner position, making it ideal for a boutique apartment building or a luxury villa project in an area with rising demand.

?? Prime Residential Zone (Ka7)

?? Corner Plot – Maximum Design Flexibility

?? Easy Access to City Center, Beach & Highway

?? Quiet and Growing Neighborhood

?? Excellent Long-Term Investment Potential

? Price: €1,600,000

? Location: Potamos Germasogeia, Limassol



# Additional information

## Features

Connected to electric mains

Corner

Easy access to main roads

Investment opportunity

Near amenities

Near bus route

Prime land

Quiet area

Walking distance to beach

## Distances

Amenities

 300 m

Airport

 50 km

Sea

 660 m

Public transport

 500 m

Schools

 1.2 km

Resort

 800 m


## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka7	45%	80%	10 m	2	-

## Contact us



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