



#12861

# Prime Investment Opportunity in Kato Polemidia – Residential Land 13,713m<sup>2</sup> | Just 950m from Limassol General Hospital! In Hill with Panoramic Sea Views! (12861)

📍 Kato Polemidia, Limassol

€2,900,000







# Overview

## Specifications

Area

 13713 m<sup>2</sup>

|      |       |            |     |
|------|-------|------------|-----|
| Type | Field | Title deed | Yes |
|------|-------|------------|-----|

## Description

An exceptional piece of land located in the sought-after area of Kato Polemidia, within the Panagia Evangelistria parish – ideal for residential development in one of Limassol’s most rapidly growing districts with amazing sea view.

? Location Highlights:

Only 950 meters from Limassol General Hospital

Situated within the Local Plan of Limassol

Easy access to the city center, highway, schools, and future developments.

? Access Information:

Urban planning (based on road design): 1,500 sq.m

Green space: 15% × 12,213 sq.m = 1,830 sq.m

Community facilities: 2% × 12,213 sq.m = 244 sq.m

Net area: 10,139 sq.m

Direct road access.

Ideal for forward-thinking investors anticipating development in the near future.

? Property Details:

Size: 13,713m<sup>2</sup> | Planning Zone: Kα8 – Residential Zone | Building Density: 60% | Coverage: 35%



# Additional information

## Features

Connected to electric mains

Easy access to main roads

Panoramic view

Prime land

Sea view

Village view

## Distances

Amenities

 700 m

Airport

 50 km

Sea

 8.5 km

Public transport

 2.2 km

Schools

 2.4 km

Resort

 8.4 km


## 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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