



#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

€3,000,000





# Overview

## Specifications

Area		Title deed	
13713 m <sup>2</sup>		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

Currently landlocked (no direct road access), but urban planning discussions are ongoing regarding a future road network in the area (Karmi area).

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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