



#14708

# Residential plots for Sale in Limassol's Historic Quarter

 Historical Center, Limassol

**€1,890,000** +VAT



# Overview

## Specifications

Area

 630 m<sup>2</sup>

Type

Building Plot

## Description

Presenting an exceptional investment opportunity: two connected residential plots totaling 630 square meters, situated in the prestigious Agias Triadas district of Limassol Municipality. Positioned just 200 meters from the coastline and within walking distance to Molos Promenade, Limassol Marina, the Castle, and the vibrant commercial streets of Gladstonos and Anexartisias, this location offers unparalleled access to the city's most desirable amenities.

- Includes a 120 sq. meter listed building eligible for significant government grants and financial incentives, including rental income tax exemptions

This distinguished property presents a rare opportunity to develop a premium residential project in one of Limassol's most sought-after districts. The blend of strategic location, development capacity, and fiscal advantages makes it a compelling proposition for investors and developers focused on high-end residential construction.

Planning and building permits are available upon request. Additional architectural drawings and documentation can be provided upon inquiry.

VAT 19% for Residential Land NOT included in the price. The plot with the listed building is excluded from VAT. In case of unification of the 2 plots, VAT maybe exempt.

### Property Specifications

- Located in the heart of Limassol's Old Town
- Two plots of total area of 630sq.m. The one plot is empty and the other one has a listed building with a license to restore it.
- Building density: 140% | Coverage ratio: 70%



# Additional information

## Features

City view

Easy access to main roads

Near amenities

Sea view

Walking distance to beach

## Distances

Amenities



50 m

Airport



57 km

Sea



200 m

Public transport



150 m

## Contact us



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