



#17385

# Prime Residential Plot with Listed Building Under Renovation for 5 Studios, in Limassol-Agia Triada area (17385)

📍 Limassol-Agia Triada, Limassol

€2,000,000



# Overview

## Specifications

Type	House	Status	Resale
Plot	309 m <sup>2</sup>	Title deed	Yes

## Description

Prime Residential Plot with Listed Building Under Renovation for 5 Studios, in the Heart of Limassol Old Town, Agia Triada area

Price: €2,000,000

An exceptional opportunity to acquire a 309 m<sup>2</sup> residential plot located in the historic centre of Limassol. Situated in a 100% residential planning zone (Πα7), within an area of dense and continuous development, this property offers strong investment and development potential.

Key Planning Features:

Building Density: 160%

Coverage: 70%

Floors: Up to 3

Maximum Height: 13.5 m

Access: Registered road, frontage on one side

Shape: Regular

The plot currently includes a listed building under renovation, with plans to create five elegant studios featuring private gardens—ideal for boutique residential or rental use.

Additionally, there is unused building density of 481.39 m<sup>2</sup>, offering flexibility for further development. There is also the option to convert the project into commercial office space, subject to approvals.

Located in the highly desirable Agia Triada area of Limassol, this property sits within one of the city's most vibrant and historic neighborhoods. Agia Triada is renowned for its charming character, proximity to the seafront, Limassol Marina, and the old town's cultural attractions, offering a unique blend of traditional atmosphere and modern urban lifestyle. Its central location ensures easy access to restaurants, cafes, shops, and business hubs, making it an ideal setting for both residential living and investment purposes.



# Additional information

## Features

City view

Easy access to highway

Easy access to main roads

Heart of city center

Investment opportunity

Near amenities

Near bus route


## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Πα7	70%	160%	13.5 m	3	-

## Contact us



**Christos Ioannides**

 (+357) 95146944

 valantodc@gmail.com

