



#17420

# Prime Residential Plot with Sea & City Views – Agia Fyla, Limassol (17420)

📍 Agia Fyla, Limassol

€1,300,000



# Overview

## Specifications

Area

 **763 m<sup>2</sup>**

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

Prime Residential Plot with Sea & City Views – Agia Fyla, Limassol

Land area: 763 m<sup>2</sup>

Price: €1.300.000

An exceptional square-shaped residential plot located in one of Limassol's most sought-after areas, on the borders of Agia Fyla. The property enjoys unobstructed views of both the city and the sea, offering a perfect setting for a high-end residential development or private residence.

Ideally positioned close to Agia Fyla and Mesa Geitonia roundabouts, the plot provides immediate and easy access to the highway and all key amenities, including schools, shops, and services.

The plot falls within Ka7 (56%) and Ka9 (44%) residential planning zones, allowing flexible development options. It benefits from high building density (up to 80%) and coverage (up to 45%), with permission for up to 3 floors and a maximum height of 13.5 meters.

Additional features include:

- Registered road access
- Regular (square) shape for optimal development
- Quiet residential environment
- Building permit already issued

This is a rare opportunity for developers or investors seeking a premium location with strong development potential in central Limassol.



# Additional information

## Features

City view

Connected to electric mains

Easy access to highway

Easy access to main roads

Near amenities

Near bus route

Prime land

Quiet area

Sea view

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka7	45%	80%	13.5 m	3	-
Ka9	25%	40%	10 m	2	-

## Contact us



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