



#17514

# Prime Development Opportunity – Residential Plot in Agia Fyla, Limassol (17514)

📍 Agia Fyla, Limassol

€990,000 +VAT



# Overview

## Specifications

Area

 **3163 m<sup>2</sup>**

Type	<b>Development Land</b>	Title deed	<b>Yes</b>
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## Description

? Prime Development Opportunity – Residential Plot with plans in final stages for 15 apartments + 3 shops in Agia Fyla, Limassol ?

An exceptional investment opportunity in a highly desirable residential zone!

? Price: €990,000 plus VAT

-Residential zone Ka8

? Build Density: 60%

? Coverage: 35%

? Allowed: Up to 2 floors (10m height)

? Access: Registered road (corner / privileged position)

? Zoning: 100% Residential

? Key Highlights:

- Ideal for residential development
- Regular (normal) shape for easy planning
- Excellent positioning with strong accessibility
- Located in an area with established housing demand

? Development Potential:

Plans in final stages for 15 apartments (4x3 bedrooms + 7x2 bedrooms + 4x1 bedroom) + 3 shops.

Total buildable area: approx. 3,136 m<sup>2</sup>

Perfect for developers looking to create a high-return residential & commercial project in a growing area.



# Additional information

## Features

Connected to electric mains

Corner

Easy access to highway

Easy access to main roads

Near amenities

Near bus route

Prime land

Quiet area

## 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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