



#17570

# Prime Corner Plot for Sale – Ready to Build in Agios Athanasios, Limassol (17570)

📍 Agios Athanasios, Limassol

€790,000 +VAT





# Overview

## Specifications

Area

 **673 m<sup>2</sup>**

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

Prime Corner Plot for Sale – Ready to Build, in Agios Athanasios, Limassol.

? Price: €790,000 + VAT

? Ready license available for 6-bedroom luxury villa

### Approved Areas

- Internal Covered Living Area: 446.07 m<sup>2</sup>
- Covered Verandas: 96.48 m<sup>2</sup>
- Roof Garden: 130.80 m<sup>2</sup>
- Garage: 36.01 m<sup>2</sup>
- Covered Parking: 22.88 m<sup>2</sup>
- Mechanical Room: 14.27 m<sup>2</sup>
- Optional Extensions: 43.90 m<sup>2</sup>

An exceptional opportunity to own a 673 sq.m. residential plot in a highly desirable area. This corner (dual-aspect) property offers excellent accessibility with registered road access and a privileged position.

? Zone: Kα9 (100%) – Residential Use

? Building Density: 40%

? Coverage: 25%

? Floors: Up to 2

? Height: 10m

The plot falls under a local development plan with a primary residential zoning designation, making it ideal for a luxury private residence or investment project.



# Additional information

## Features

Corner	Easy access to highway	Easy access to main roads
Investment opportunity	Near amenities	Near bus route
Panoramic view	Prime land	Quiet area

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka9	25%	40%	10 m	2	-

## Contact us



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