#17572

Prime Investment Opportunity – Large Residential Plot with 2 Existing houses in Agios Tychonas, Limassol (17572)

Agios Tychon, Limassol

€2,600,000 +VAT

LEXTRUS

Overview

Specifications

Area

4000 m²

Type	**Building Plot**
Title deed	**Yes**

Description

Large Residential Plot with 2 Existing houses in Agios Tychonas, Limassol

Large residential plot of 4,000 sq.m., ideally located in the prestigious area of Agios Tychonas, Limassol. The property includes existing ground-floor houses and offers excellent development potential.

Planning applications have already been submitted for the development of 8 houses and 3 shops.

The plot also enjoys sea views from its elevated upper section.

? Price: €2,600,000+VAT

? Property Details

? Zone: Κα10 (100%) – Residential Use (mainly residential area)
? Building Density: 30%
? Coverage: 20%
? Floors: Up to 2
? Height: 10m

? Plot: 4,000 sq.m. – regular shape, level with the road
? Access: Registered road frontage
? Location: Quiet residential area
? No nuisances or obstructions

? Existing Structures (Left Side of the Plot) – Added Value

House 1 – Ground-Floor Residence with Yard

Additional information

Features

- Easy access to highway
- Easy access to main roads
- Near amenities
- Near bus route
- Panoramic view
- Prime land
- Quiet area
- Sea view
- Walking distance to beach

Distances

Amenities
200 m

Sea
800 m

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Κα10	20%	30%	10 m	2	-

Contact us

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