



#17711

# Three Adjacent residential fields as One Unit in Monagroulli, Limassol (17711)

📍 Monagroulli, Limassol

€370,000



# Overview

## Specifications

Area

 3969 m<sup>2</sup>

Type	Field	Title deed	Yes
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## Description

Prime Residential Land – Three Adjacent Residential Fields Sold as One Unit in Monagroulli, Limassol

Price: €370,000 (for all three plots as one unit)

Location: Monagroulli, Limassol

Total Area: 3,969 m<sup>2</sup>

An excellent investment opportunity to acquire three adjoining residential fields, offered together as one unified property, in the peaceful and developing area of Monagroulli, Limassol.

The plots have a total combined area of approximately 3,969 m<sup>2</sup> (1,060 m<sup>2</sup> + 1,673 m<sup>2</sup> + 1,236 m<sup>2</sup>) and fall within the H6 residential planning zone, allowing for:

20% building density

20% coverage

Up to 2 floors

Maximum height: 8.3 meters

This makes the property ideal for a residential development project, such as multiple houses or a private complex.

All three plots are regular in shape and currently classified as fields. They are landlocked at present (no direct road access); however, there is strong potential for future access, as a road is expected to be registered/constructed in the area, enhancing the value of the investment.

Located in a quiet and natural environment, Monagroulli offers a combination of countryside tranquility and easy access to Limassol city, the highway, and nearby amenities. The area is increasingly popular for residential development, making this a strategic long-term investment.



# Additional information

## Features

Easy access to highway

Investment opportunity

Near amenities

Near bus route

Prime land

Quiet area

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
H6	20%	20%	8.3 m	2	-

## Contact us



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