#18620

Prime development opportunity in the highly sought-after area of Ypsonas, Limassol (18620)

Ypsonas, Limassol

€1,200,000

Overview

Specifications

Area

5433 m^2

Type	**Development Land**	Title deed	**Yes**

Description

Prime development opportunity in the highly sought-after area of Ypsonas, Limassol. This residential land spans 5,433m^2 and falls within the Κα8 residential planning zone, offering excellent potential for a residential project or investment development.

Price: €1.200.000

- Location: Ypsonas, Limassol
- Plot Size: 5,433m^2
- Zone: Κα8 – Residential
- Building Density: 60%
- Coverage Ratio: 35%
- Allowed Floors: 2
- Maximum Height: 10m
- Access: Registered road access
- Position: Adjacent from one side
- Shape: Irregular

Situated in an area with a predominant residential character, this large parcel offers strong investment value with increasing demand for housing developments in western Limassol. Suitable for villas, a gated community, or a boutique residential complex.

Its strategic location provides easy access to the highway, Limassol city center, schools, and all essential amenities, while maintaining a quiet residential environment.

An excellent opportunity for developers and investors seeking a sizeable residential asset in one of Limassol's steadily growing areas.

Additional information

Features

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

Distances

Amenities	Airport	Sea
1 km	75 km	11 km

Public transport	Schools	Resort
500 m	800 m	850 m

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka8	35%	60%	10 m	2	-

Contact us

Christos Ioannides
(+357) 95146944
valantodc@gmail.com