



#18678

Development Opportunity - Commercial Plot with Active Building Permits in Mesa Geitonia, Limassol

📍 Mesa Geitonia, Limassol

€750,000 +VAT





Overview

Specifications

Area

 390 m²

Type	Building Plot	Title deed	Yes
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Description

Prime 390sq.m. commercial plot situated in a highly-sought-after neighbourhood in Chalkoutsa, Mesa Geitonia, Limassol.

Property Highlights:

- Total Plot Area: 390 sq.m.
- Total Road Frontage: Approximately 38m.
- Shape: Corner Plot
- Infrastructure: Fully serviced by water, electricity, and telecommunications.

Key Features:

• Permits issued:

- 1) Demolition permit for the existing obsolete building
- 2) Planning permit and plot division
- 3) Building permit for a 4-storey commercial building consisting of:

- One ground-floor shop (37sq.m. internal area, 1 covered parking space)
- Three 3-bedroom whole-floor apartments (119sq.m. internal area, 15sq.m. covered verandas, 1 covered parking space)
- One 1-bedroom top-floor apartment (68sq.m. internal area, 28sq.m. covered verandas, 27sq.m. uncovered verandas, 1 covered parking space)

• Permits pending issuance:

- 1) Horizontal Division Permit

Location:

- Approximately 540m west of the 10th Primary School
- Approximately 370m south of Spyrou Kyprianou Avenue



Additional information

Features

Connected to electric mains

Corner

Easy access to highway

Easy access to main roads

Investment opportunity

Municipal water/sewage

Near amenities

Near bus route

Own water supply

Panoramic view

Quiet area

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
EB4	50%	140%	17 m	4	-

Contact us



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