

15186233

PRIME RESIDENTIAL DEVELOPMENT PLOT IN KATHOLIKI LIMASSOL

 Katholiki, Limassol

€850,000



Overview

Specifications

Area

 **338 m²**

Type

Building Plot

Title deed

Yes

Description

A rare opportunity to acquire a 338m² residential development plot in the highly sought-after area of Katholiki, Limassol, ideally positioned within close proximity to the city centre and all essential amenities.

The property is located in Ka3 residential zone, offering 140% building density, 50% coverage and up to 4 floors, providing excellent potential for the development of a modern residential project.

With a total land area of 338m², the plot offers a theoretical buildable area of approximately 473m², subject to the applicable planning regulations, setbacks, parking requirements and final architectural design.

Its central location and strong development characteristics make the property particularly attractive for developers and investors, with potential for a boutique apartment project targeting both the local and investment market.

Property Details

Land area: 338m²

Zoning: Ka3 – Residential

Building density: 140%

Coverage: 50%

Floors: Up to 4

Theoretical buildable area: ~473m²

Asking price: €850,000

Price per m² of land: ~€2,515

Prime Katholiki location

Excellent access to Limassol city centre and surrounding areas

Suitable for residential development

Investment Opportunity



Additional information

Features

Connected to electric mains

Easy access to main roads

Heart of city center

Investment opportunity

Municipal water/sewage

Near amenities

Near bus route

Next to green area

Prime land

Walking distance to beach

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka3	50%	140%	17 m	4	100%

Contact us



Steve Stylianou

 (+357) 99524651

 sstylianou@vivorealty.com.cy

