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BUILDING PLOT OF 653 M2 IN AGIA FYLA WITH SEA VIEW

 Agia Fyla, Limassol

€300,000 ~~€350,000~~





Overview

Specifications

Area

 **653 m²**

Type

Building Plot

Title deed

Yes

Description

This exceptional plot offers a prime location in the sought-after Agia Fyla neighborhood, presenting an outstanding opportunity for discerning developers or individuals seeking to build their dream home. Strategically positioned in a newly developed area, the plot boasts breathtaking sea views that capture the essence of Cypriot coastal living.

Key Features:

- Total Land Area: 653 square meters
- Generous Building Potential: 80% building density
- Maximum Coverage: 45%
- Permitted Construction: Up to 3 floors
- Stunning Panoramic Sea Perspectives
- Located in a Modern, Emerging Residential Zone

The plot's generous build able area and flexible zoning regulations allow for multiple development scenarios:

- Spacious single-family residence with multiple terraces to maximize sea view exposure
- Small luxury residential complex with carefully designed apartments
- Potential for a boutique residential development capturing the area's natural beauty

The 80% building density and 45% coverage ratio provide significant flexibility for architectural creativity, enabling substantial construction while maintaining open space and preserving the natural landscape's integrity.

Agia Fyla's emerging status ensures both current appeal and promising future value appreciation, making this plot an attractive investment for those looking to capitalize on Cyprus's dynamic real estate market.



Additional information

Features

City view

Connected to electric mains

Easy access to highway

Easy access to main roads

Elevated

Investment opportunity

Municipal water/sewage

Sea view

Distances

Amenities

 500 m

Airport

 65 km

Sea

 6 km

Public transport

 1 km

Schools

 1 km


Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|------|--------------|--------------|------------|------------|---------------------|
| Com | - | - | - | - | - |
| Res | 45% | 80% | 0 m | 3 | - |

Contact us



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