



**VIVO**  
REALTY



## TWO ADJACENT FIELDS OF 46,683 SQM IN PAREKKLISIA, LIMASSOL

 [Limassol, Pareklisia](#)

56172455





<b>Price</b>	€3,488,000	<b>Type</b>	Development Land
<b>Plot</b>	46683 m <sup>2</sup>	<b>Area</b>	Limassol, Pareklisia

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## Description

The property comprises of two adjacent parcels of land with total area of 46.683 sqm, located in Pareklisia, Limassol. The property has a rather irregular shape with a total frontage of 140 meters. Its surface is slightly sloped. The asset enjoys good accessibility to Limassol city. The immediate area of the property is mainly classified as agricultural, whereas in the wider area residential units can also be observed. The area can be defined as a prime location due to the great vicinity of the town center and other points of reference of Limassol cities, such as the St Raphael Marina and Grand Resort Hotel. The property is served by utility services (water, electricity, and telecommunication). The property falls within the following two Planning Zones: 31.500 sqm fall within the Residential zone H6 with a maximum building density coefficient of 20% and a land coverage coefficient of 20% over 2 floors and 8.30-meter height. 15.183 sqm fall within the Agricultural zone &G3 with a maximum building density coefficient of 10% and a land coverage coefficient of 10% over 2 floors and 8.30 meters high



### Office Properties

Office Administrator

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## Features

Investment opportunity

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## Zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Res	20%	20%	0 m	0	
Com					