



VIVO
REALTY



PLOT OF 7699 SQM IN KAPSALOS

[📍 Limassol, Kapsalos](#)

56172493





Price	€2,789,000 +VAT	Type	Development Land
Plot	7699 m ²	Area	Limassol, Kapsalos

Description

The property comprises of three adjoining parcels totalling 7.699 sqm located in the Kapsalos area in central Limassol. The immediate area has benefited from significant levels of commercial developments along Spyrou Kyprianou Avenue (showrooms at the ground level and offices on the remaining floors) over the past few years. The plots are located in this area benefit from proximity to the city centre and other neighbourhoods of Limassol. It is 7.160 sqm and has a rather irregular shape. It falls within dual planning zone (commercial planning zone E²/4 - circa 1.500 sqm and the remaining into residential planning zone - I²/4). The property zoned as E²/4 (commercial) allows 140% building density, 50% coverage, 4 floors and a maximum height of 17m. The property zoned as I²/4 (residential) allows 120% building density, 50% coverage, 3 floors and a maximum height of 13,5m.



Office Properties

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Features

Investment opportunity

Zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Res	50%	120%	0 m	0	
Com					