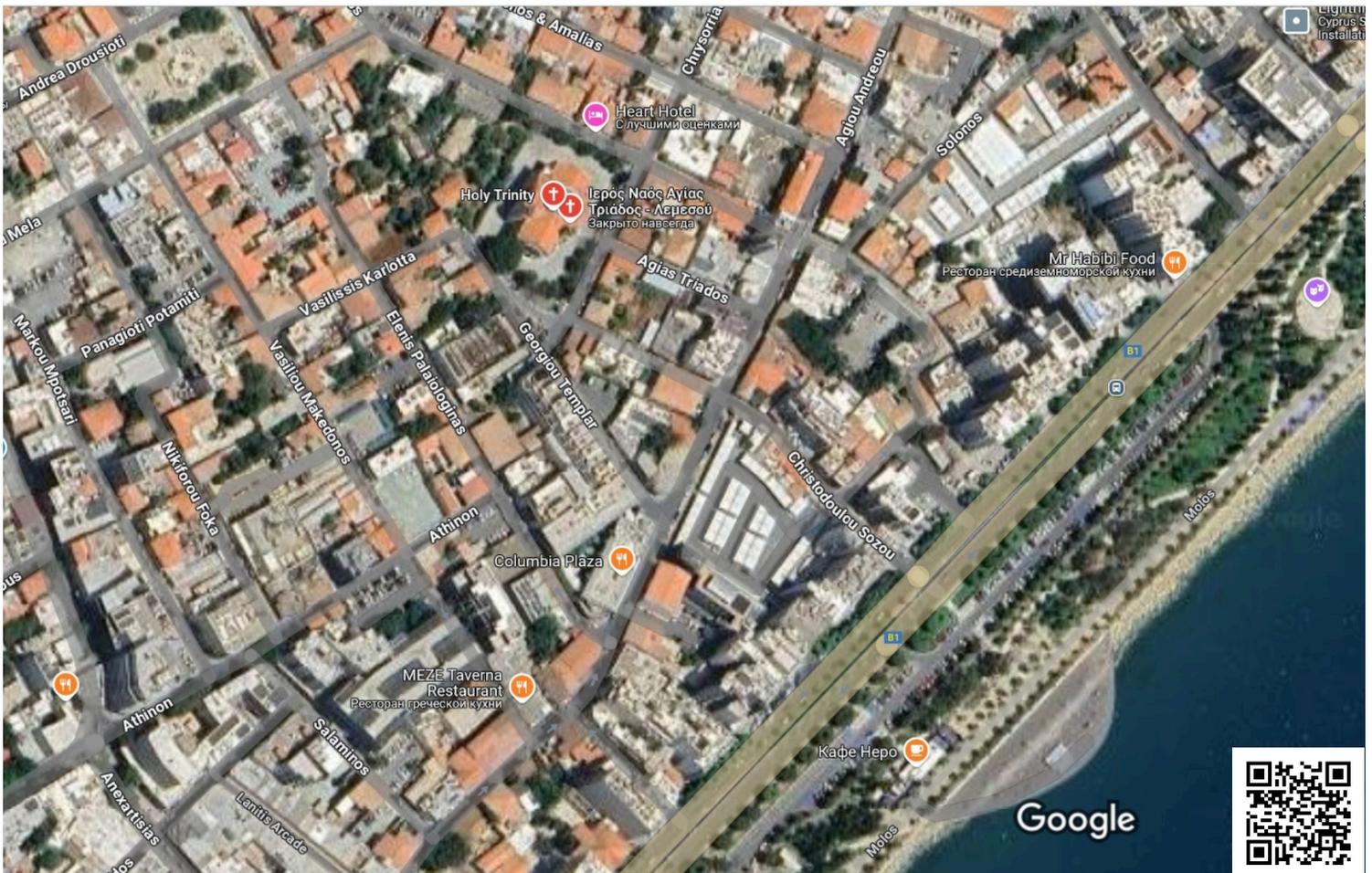


60183108

# RESIDENTIAL PLOT OF 630 SQ IN AGIA TRIADA

📍 Limassol, City Center, Limassol

€1,890,000 +VAT



# Overview

## Specifications

Area

 630 m<sup>2</sup>

Type

**Building Plot**

## Description

Presenting an exceptional investment opportunity: two connected residential plots totaling to 630 square meters, situated in the prestigious Agias Triadas district of Limassol Municipality. Positioned just 200 meters from the coastline and within walking distance to Molos Promenade, Limassol Marina, the Castle, and the vibrant commercial streets of Gladstonos and Anexartisias, this location offers unparalleled access to the city's most desirable amenities.

### Property Specifications

- Located in the heart of Limassol's Old Town
- Total buildable area: up to 970 sq. meters
- Building density: 140% | Coverage ratio: 70%
- Maximum permitted building height: 12.5 meters (three floors)
- Includes a 120 sq. meter listed building eligible for significant government grants and financial incentives, including rental income tax exemptions

This distinguished property presents a rare opportunity to develop a premium residential project in one of Limassol's most sought-after districts. The blend of strategic location, development capacity, and fiscal advantages makes it a compelling proposition for investors and developers focused on high-end residential construction



# Additional information

## Features

Easy access to main roads

Heart of city center

Near amenities

Near bus route

Walking distance to beach

## Contact us



**Natalia Pot**

 (+357) 96071780

 npot@vivorealty.com.cy

