



VIVO
REALTY



**LOVELY 3 ADJOINED PIECES OF RESIDENTIAL
LAND OF 17.382 M2 IN SOUNI AREA**

 **Limassol, Souni-Zanakia**

8174004





Price	€1,100,000 €1,250,000	Type	Development Land
Plot	17382 m ²	Area	Limassol, Souni-Zanakia

Description

Lovely flat 3 adjoined pieces of Land 17.382 m² in total full of pine trees with Sea views in Souni. The property is surrounded on the three sides by roads, electricity and water supply is also available. There is no VAT or transfer fees, the property belongs to a company with audited accounts. Suitable for investment as the company is showing expenses €1.8 million, so for expenses up to that amount there is no capital gain tax.

The village of Souni is twenty-three Km northwest of the town of Limassol, on the way between Limassol and Kantou, Kivides, Omodos, and Troodos. Situated among pines, carob trees, and lush natural vegetation on a hilly area with a wonderful climate and an amazing view of the beach of Episkopi, the village of Souni administratively form a community.

The land has building Density 30%, building Coverage 20%, over 2 floors with height 8.3m. Rectangular shape with flat surface, surrounded by pine trees, asphalt roads at three sides around and electricity and water supply. The land can be divided into 30 smaller plots about 485sqm each and can be built 30 houses about 150sqm each.



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Features

Mountain view

Sea view

Zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Com					
Res	30%	20%	0 m	2	