

8179052

# AGRICULTURAL LAND OF 23,194 M<sup>2</sup> FOR SALE IN PARAMYTHA, LIMASSOL

 Paramythia, Limassol

€385,000







# Overview

## Specifications

Area

 **23194 m<sup>2</sup>**

Type

**Field**

Title deed

**Yes**

## Description

The land has great potential due to its location, large size, access from two main roads from Limassol, close to the Heritage School, the availability of services, good topography, the neighboring area that combines houses and industrial estates and the possibility to be approved for Consolidated Developments of Large & Mix Uses and with conditions for housing after special approval from urban planning.:

On Agricultural land a maximum of 2 houses can be built with a total of 360 square meters under special conditions and approval from town planning.

Although it is part of the Agricultural Zone, it is 400 m away from the residential zone. As agricultural land, it cannot be divided into plots. In conclusion, by contacting the Mayor, an attempt could be made to include him in the residential area in the next revision of the Policy Statement.

Zoning: Γ3, 10% coverage ratio 10% building density. The land is under the provisions of the «Δήλωση Πολιτικής» (Policy Statement)

Location: Excellent location, 11 minutes from Limassol, 6 minutes from Heritage School

Access: On the road connecting Paramythia with the main road Limassol-Troodos

Surrounding Area: Mainly fields, some houses and the industrial estates. Low traffic and noise.

Services: The surrounding area has all necessary services-electricity, water and telephone connections

Topography: Combining flat section with low elevation on the East side of the land

Suitable for Large Medical/Diagnostic centers OR Rehabilitation Centers OR Old People's homes/geriatric care and monitoring centers.



# Additional information

## Distances

### Amenities

 500 m

### Airport

 65 km

### Schools

 600 m


## Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|------|--------------|--------------|------------|------------|---------------------|
| Γ3   | 10%          | 10%          | 8.3 m      | 2          | -                   |

## Contact us



### Sofia Geralis

 (+357) 99408353

 sgerali@vivorealty.com.cy

