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PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY IN AGIOS GEORGIOS LIMASSOL

 Agios Georgios Havouzas, Limassol

€1,050,000 +VAT



Overview

Specifications

Area

 632 m²

Type

Building Plot

Title deed

Yes

Description

Discover exceptional potential with this strategically positioned 632m² commercial plot with existing old house in the thriving Agios Georgios area of Limassol. Located in the coveted Commercial Zone ΕΒ4, this property presents an outstanding investment opportunity for savvy developers and businesses seeking maximum visibility and accessibility.

****Development Specifications:****

- ****Plot Area****: 632 m²
- ****Building Density****: 140% (allowing up to 885m² of total construction)
- ****Coverage****: 50% (316m² ground floor footprint)
- ****Height****: Up to 4 floors / 17 meters maximum
- ****Terrain****: Level and ready for development

This prime plot enjoys an enviable position on a major commercial thoroughfare, placing your future development at the heart of Limassol's business activity. Just 400 meters north of the prestigious Makariou Avenue, the location offers unparalleled connectivity to both the highway network and city center, ensuring optimal accessibility for clients, customers, and employees.

****Investment Highlights:****

The generous building parameters allow for substantial commercial space across multiple floors, making this plot ideal for office complexes, retail centers, mixed-use developments, or flagship commercial buildings. The flat terrain eliminates costly site preparation, while the established commercial zoning ensures a streamlined development process.

****Perfect for:**** Corporate headquarters, retail complexes, professional services centers, mixed-use developments, or high-visibility commercial ventures seeking a prestigious Limassol address.

This is a rare opportunity to secure prime commercial real estate in one of Limassol's most sought-after business



Additional information

Features

Connected to electric mains

Heart of city center

Near amenities

Easy access to highway

Investment opportunity

Near bus route

Easy access to main roads

Municipal water/sewage

Distances

Amenities

 100 m

Airport

 65 km

Sea

 3 km

Public transport

 100 m

Schools

 500 m


Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|------|--------------|--------------|------------|------------|---------------------|
| Eβ4 | 50% | 140% | 17 m | 4 | 100% |

Contact us



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