VIVO REALTY

8182265

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 Eβ4, 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
- Easy access to highway
- Easy access to main roads
- Heart of city center
- Investment opportunity
- Municipal water/sewage
- Near amenities
- Near bus route

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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