



For Sale, Land, Field, Limassol, Monagroulli, 18,241m²

For Sale : **€ 1,200,000**

Description

Massive Residential Potential in Monagroulli – The Perfect Canvas for a Housing Project

The Foundation of Your Future

Imagine standing on 18,241 m² of perfectly levelled land in the eastern hills of Limassol. Buying a residential field in Monagroulli is about the ultimate freedom to develop a landmark community in one of the district's most promising growth zones. This expansive asset offers a premier blank canvas for developers and strategic investors looking to satisfy the surging 2026 demand for high-quality suburban living outside the city's crowded core.

Limitless Development Potential

Primed for a large-scale housing project, the property falls within Residential Zone H6, featuring a 20% building density and 20% coverage. What sets this site apart is its exceptional logistical readiness:

Elite Connectivity: Abuts a public registered road with an extraordinary 285-meter frontage, simplifying infrastructure and site planning.

Ready to Build: The levelled topography significantly reduces ground preparation costs, while the proximity to all necessary utilities ensures a streamlined development process.

Scale: With over 18,000 m², this is a rare opportunity to create a unified gated complex or a series of luxury villas with generous plot sizes.

Location & Neighborhood Benefits

Located in the picturesque Monagroulli village, you are just 5 minutes from the A1 motorway, placing Limassol's center and the St. Raphael Marina within a 15-minute reach. You are also a short drive from the famous Governors Beach, offering the perfect balance of rural tranquility and coastal convenience.

Make It Yours

High-acreage residential fields with such extensive road frontage are the "gold standard" of the 2026 Limassol property market.

Contact G&P Lazarou Estate Agents today at +357 25024949 or sales@gplazarou.com to discuss this prime development asset!

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Field**

Town Planning Zone: **Residential**

Area

Frontage: **285m²**

Plot Area: **18,241m²**



Gallery

