

For Sale, Land, Field, Limassol, Agios Tychon, 8,211m²

For Sale : **€ 3,000,000**

Description
For Sale 5 Touristic Plots In Agion Tychon,Limassol
Strategic Portfolio Investment in Limassol's Most Exclusive Hillside
Experience an exceptional, high-prestige real estate opportunity with this extensive investment portfolio comprising 5 connected touristic fields, strategically located in a high-potential, prestigious, and beautifully connected coastal expansion hillside in Agios Tychon, Limassol. This combined package represents a top-tier commercial proposal, offering a massive, unencumbered, and highly functional asset ideal for a prominent luxury resort, a private gated enclave of upscale master-planned villas, or a boutique tourist community development. Positioned within one of Limassol's most dynamic, affluent, and internationally recognized development nodes, this comprehensive parcel structure ensures absolute investment safety and strong potential for long-term capital appreciation.
Outstanding Development Specifications & High-Density Building Metrics
The combined fields feature an exceptionally functional layout configuration spanning a significant total area of 8,211 square meters, providing immense structural versatility for ambitious architectural master plans. Located within a premium tourist planning framework, the land possesses highly advantageous development parameters:
Building Density Factor: 40% — Allowing for a substantial internal construction volume of up to 3,284.4 square meters of covered spaces across the portfolio.
Coverage Factor: 25% — Ensuring extensive dedicated green grounds, grand luxury pools, open-air entertainment setups, and professional landscaping.
Maximum Structural Floor Level: 2 Storeys Max Floor Layout — Perfectly suited for traditional luxury villa architecture or low-rise resort blueprints.
Maximum Structural Height: 7 meters — Providing a solid, functional height profile tailored for elegant multi-level horizontal layouts that preserve geographic harmony.
Strategic Land-Locked Framework & Future Access Potential
The property package is currently land-locked, presenting a superb opportunity for forward-thinking institutional investors or corporate developers to acquire a massive piece of premium coastal land at a highly competitive market value. This status offers excellent potential for strategic negotiation with adjacent parcels to secure a registered right-of-way or public access solution. The portfolio is positioned within immediate proximity to the municipal infrastructure grid, including electricity networks, high-pressure water supply lines, and modern telecommunication setups, making it a prime choice for long-term land banking.
Extensive Property Features
Property Type: Portfolio of 5 Touristic Land Fields
Listing Type: Available For Sale
Location: Agios Tychon Tourist Area, Limassol
Total Combined Land Area: 8,211 sq.m.
Building Density : 40%
Coverage Factor: 25%
Maximum Storeys Allowed: 2 Floors Max
Maximum Height Allowed: 7 meters
Access Status: Land-locked
Legal Status: Clear Title Deeds Available for Clean, Immediate Corporate Ownership Transfer
Suitable For: A gated community of luxury private villas, a boutique tourist resort development, strategic land banking, or investment diversification in Limassol's premier coastal hillside
Nearby Landmarks & Amenities
Perfectly positioned for a high-prestige international routine in the elite coastal belt of Limassol, the premises are surrounded by world-class infrastructure, high-end lifestyle hubs, and major transit routes.
The Four Seasons Hotel & Amathus Beach Hotel represent primary luxury hospitality landmarks situated within the immediate coastal district below the hillside.
Agios Tychon Blue Flag Organized Beaches are accessible within a brief drive, offering pristine waters, high-end beach lounges, and premium water sports infrastructure.
The Exclusive St. Raphael Marina & Resort is located just minutes away, defining the elite maritime profile of the regional network.
The A1 Limassol-Nicosia Highway Transit Axis is easily reachable in under 2 minutes, ensuring a seamless transport connection for cross-district corporate commuting, rapid airport transit, and direct access to Limassol Marina and the City Center.
Ancient Amathus Archaeological Site & Tourist Strip provide immense cultural depth alongside direct drive-in access to world-class fine dining, upscale beach clubs, boutique retail pharmacies, and international corporate networks.
To discover more options in this area, you can browse our complete portfolio of land for sale in Limassol directly from our website by

clicking the following link: https://gplazarou.com/properties/land-for_sale/in/Limassol/land_type/field/town_planning_zone/tourist/sort_by/website_listing_date/sort_direction/desc/Contact G&P Lazarou Estate Agents today at +357 22024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Field**

Town Planning Zone: **Tourist**

Height: **7**

Area

Plot Area: **8,211m²**