


# For Sale, Land, Field, Limassol, Pissouri, 9,458m²

For Sale : **€ 850,000**

**Description**
For Sale Touristic Plot In Pissouri,Nicosia
Strategic Commercial Investment in Pissouri's Elite Touristic Zone
Experience an exceptional and high-value real estate opportunity with this premium touristic field, strategically located in a high-potential, scenic, and beautifully connected coastal expansion corridor in Pissouri, Limassol. This property represents a top-tier investment proposal, offering a massive, unencumbered, and highly functional asset perfect for upscale commercial development, luxury holiday resorts, high-density tourist apartments, or an exclusive private villa estate. Positioned within one of Cyprus's most breathtaking, naturally preserved, and internationally demanded coastal valleys, this extensive parcel ensures absolute investment safety and strong potential for long-term capital appreciation.
Outstanding Development Specifications & Multi-Level Building Metrics
The field features an exceptionally functional, clean configuration spanning a significant total area of 9,458 square meters, providing immense structural versatility for ambitious master plans. Located within a premium tourist planning framework, the land possesses highly advantageous development parameters:
Building Density Factor: 20% — Allowing for a substantial internal construction volume of up to 1,891.6 square meters of covered living spaces.
Coverage Factor: 15% — Ensuring extensive dedicated green grounds, grand luxury pools, open-air entertainment setups, and professional landscaping.
Maximum Structural Floor Level: 3 Storeys Max Floor Layout — Offering outstanding potential for multi-level resort architectures and flexible vertical layouts.
Maximum Structural Height: 13.1 meters — Allowing for grand high-ceiling designs that can maximize the stunning panoramic regional vistas and sea views.
Flawless Infrastructure, Access & Complete Utility Readiness
Fully optimized for rapid development logistics, the property benefits from a fully registered road network along its boundary, securing legal, direct, and uninterrupted transit access for high-intensity commercial construction and private vehicular flow. The field is immediately ready for connection to the municipal grid, including electricity infrastructure, high-pressure water supply lines, and modern telecommunication setups. Shifting an enterprise into this elite coastal micro-market presents an irreplaceable choice for high-net-worth real estate funds, corporate developers, or institutional investors targeting absolute asset prestige and premium market positioning.
Extensive Property Features
Property Type: Touristic Field
Listing Type: Available For Sale
Location: Pissouri Coastal/Tourist Area, Limassol
Total Land Area: 9,458 sq.m.
Building Density (Density Factor): 20%
Coverage Factor: 15%
Maximum Storeys Allowed: 3 Floors Max
Maximum Height Allowed: 13.1 meters
Access Infrastructure: Registered Public Asphalt Road Adjoining the Property Boundary
Legal Status: Clear Title Deed Available for Clean, Immediate Corporate Ownership Transfer
Suitable For: Luxury hotel developments, holiday resorts, high-density tourist apartments, an exclusive gated community of multi-level luxury villas, or strategic long-term land banking
Nearby Landmarks & Amenities
Perfectly positioned for a high-prestige international routine in the elite coastal belt of Pissouri, the premises are surrounded by world-class infrastructure, high-end lifestyle hubs, and major transit routes.
Pissouri Bay & Blue Flag Organized Beach are accessible within a very brief drive, offering crystal-clear pristine waters, high-end beach lounges, and popular water sports infrastructure.
The Columbia Beach Resort and surrounding 5-star hospitality flagships are located nearby, defining the elite neighborhood profile and driving upscale tourism demand.
Pissouri Village Square represents the charming cultural and culinary core of the district, hosting traditional stone-built taverns, local wineries, boutique shops, and seasonal festivals within a 3-minute drive.
The Pissouri Amphitheatre is a prominent regional cultural landmark hosting international events, concerts, and public assemblies under the stars.
The A1 Limassol-Pafos Highway Transit Axis is easily reachable in under 3 minutes, ensuring a flawless transport connection for cross-district commuting and rapid airport transit (perfectly positioned equidistant between Pafos International Airport and Limassol City

Center).
Aphrodite Hills & Secret Valley Championship Golf Courses are situated within a short 10-minute drive, adding massive leisure and lifestyle value to the regional network.
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: **13**

## Area

Plot Area: **9,458m²**

# Gallery

