

For Sale, Land, Field, Limassol, Agios Tychon, 951m²

For Sale : **€ 450,000**

Description
For Sale Touristic Plot In Agion Tychon,Limassol
Strategic Residential & Commercial Investment in Limassol's Most Exclusive Zone
Experience an exceptional and highly sought-after real estate opportunity with this premium touristic field, strategically located in a high-potential, prestigious, and beautifully connected coastal expansion hillside in Agios Tychon, Limassol. This property represents a top-tier investment proposal, offering a perfectly sized, unencumbered, and highly functional asset ideal for the construction of an ultra-luxury private villa, a high-end boutique tourist development, or an exclusive residential project. Positioned within one of Limassol's most dynamic, affluent, and internationally recognized development nodes, this parcel ensures absolute investment safety and strong potential for immediate capital appreciation
Outstanding Development Specifications & Tourist Planning Zone T2δ2The property features an exceptionally functional configuration spanning a total area of 951 square meters, providing structural versatility for custom architectural master plans. Located within the elite T2δ2 Planning Zone, the land possesses highly advantageous development parameters:Building Density Factor: 40% — Allowing for a substantial internal construction volume of up to 380.4 square meters of covered spaces.Coverage Factor: 25% — Ensuring extensive dedicated green grounds, private swimming pools, open-air entertainment setups, and professional landscaping.Maximum Structural Floor Level: 2 Storeys Max Floor Layout — Perfect for traditional luxury villa architecture.Maximum Structural Height: 10 meters — Allowing for grand high-ceiling designs that can maximize the stunning panoramic regional vistas.Flawless Infrastructure, Access & Complete Utility ReadinessFully 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 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 private buyers targeting absolute asset prestige and premium market positioning
Extensive Property Features
Property Type: Touristic Field
Listing Type: Available For Sale
Location: Agios Tychon Tourist Area, Limassol
Total Land Area: 951 sq.m.
Planning Zone: T2δ2
Building Density : 40%
Coverage Factor: 25%
Maximum Storeys Allowed: 2 Floors
Maximum Height Allowed: 10 meters
Access Infrastructure: Registered Public Asphalt Road Adjoining the Property Boundary
Legal Status: Clear Title Deed Available for Clean, Immediate Ownership Transfer
Suitable For: Flagship choice for an ultra-luxury private villa estate, a boutique tourist complex, or strategic long-term land banking in Limassol's most prestigious hillside area
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: **10**

Area

Plot Area: **951m²**