

For Sale, Land, Field, Limassol, Pyrgos, 3,178m²

For Sale : **€ 3,200,000**

Description
For Sale Touristic Plot In Purgos,Limassol
Strategic Touristic Land Investment in Pyrgos
Experience an exceptional and high-potential real estate opportunity with this premium touristic land parcel, strategically located in the elite, rapidly growing, and beautifully connected coastal district of Pyrgos, Limassol. This property represents a top-tier land proposal, offering a solid, high-value, and remarkably functional asset for custom touristic development, luxury hospitality projects, or long-term strategic holding. Arriving with a generous total area of 3,178 square meters, the plot features a highly desirable rectangular shape with a completely plain and level surface, granting maximum architectural flexibility, efficient land utilization, and straightforward construction preparation. Designed for visionary investors, premium developers, or hospitality brands who demand the perfect balance of a serene coastal environment, expansive building freedom, and seamless connectivity to Limassol's world-class seaside amenities, this asset stands as a prime canvas. Its exceptional position ensures a highly lucrative investment route in one of Cyprus's most exclusive and rapidly appreciating beachfront zones.
Exceptional Development Potential & Premium Coastal Features
The property features an outstanding development footprint spanning 3,178 square meters, meticulously matching rigorous contemporary urban planning standards and optimized for high-end coastal projects. A key premium highlight of this land is its unrivaled proximity to the sea, masterfully positioned just 200 meters from the beach, which ensures high demand, premium value retention, and direct coastal lifestyle integration. Falling within the highly sought-after T3β Touristic Planning Zone, the plot is favored by a 30% building density factor and a 25% building coverage factor. According to its official zoning metrics, it allows for the construction of a prominent touristic structure spanning up to 3 floors with a maximum building height allowance of 13.5 meters, providing that all necessary building uses and development conditions are fully met.
The plot is strategically situated within a short distance of a main public road network, ensuring smooth logistical access, and is located immediately near main public utilities. As is standard with premium undivided land developments, final building parameters will depend on proximity to infrastructure, administrative boundaries, and the necessary allocation or deduction of relevant green areas, public roads, and utility corridors required to enable official development pathways.
Extensive Property Features
Property Type: Touristic Field
Location: Pyrgos, Limassol
Total Land Area: 3,178 Square Meters
Planning Zone: T3β (Touristic Planning Zone)
Building Density: 30%
Coverage Factor: 25%
Maximum Floors: 3 Storeys
Maximum Height: 13.5 meters
Plot Configuration: Rectangular shape with a completely plain and level surface (Optimized for low-cost and highly efficient construction)
Beach Proximity: Situated just 200 meters from the shoreline
Road & Utility Access: Located a short distance from a main public road with immediate proximity to main public utilities
Suitable For: Irreplaceable crown-jewel choice for visionary developers looking to build luxury tourist villas, a boutique coastal resort, holiday apartment blocks, or for savvy investors targeting high-yield capital appreciation in Limassol's premier tourist strip
Nearby Landmarks & Amenities
In a convenient location for a vibrant, world-class routine along the Limassol coastal belt, the property is supported by elite local services, luxury resorts, and prominent lifestyle nodes.
The St. Raphael Marina is a high-profile, luxury yachting and maritime landmark situated within the immediate coastal network.
Parklane, a Luxury Collection Resort & Spa represents a world-renowned, 5-star international hospitality and wellness node located just moments away.
The Historic Amathus Archaeological Site is a prominent national cultural and historical landmark accessible nearby.
The Limassol Coastal Promenade & Path offers extensive seafront walking trails, bicycle lanes, and organized sandy beaches steps from the property.
The Parekklisia & Pyrgos Commercial Hubs provide immediate access to upscale supermarkets, fine dining restaurants, traditional taverns, pharmacies, and bakeries.
The Limassol Tourist Area (Germasogeia) is a primary commercial, nightlife, and retail core reachable within a brief and comfortable 5 to 7-minute drive.
The A1 National Highway Network is easily accessible via the main regional link roads, providing a seamless transport connection for cross-district commuting to airports and the capital city.

Limassol City Center (Molos / Marina Area) is the island's primary professional, international corporate, and luxury shopping core, reachable within a straightforward 10 to 15-minute drive.
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: **14**

Area

Plot Area: **3,178m²**

Gallery

