

For Sale, Land, Field, Limassol, Pissouri, 6,689m²

For Sale : **€ 1,000,000**

Description
For Sale Touristic Plot In Pissouri,Limassol
Strategic Commercial Investment in Pissouri's Elite Touristic Zone
Experience an exceptional and high-value real estate opportunity with this premium touristic plot, 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 perfectly sized, unencumbered, and highly functional asset ideal for a luxury holiday villa, private coastal getaway, or a boutique residential development. Positioned within one of Cyprus's most breathtaking, naturally preserved, and internationally demanded coastal valleys, this parcel ensures absolute investment safety and strong potential for long-term capital appreciation.
Outstanding Development Specifications & Multi-Level Building Metrics
The plot features an exceptionally functional configuration spanning a total area of 689 square meters, providing excellent layout flexibility for custom architectural master plans. Located within a premium tourist planning framework, the land possesses highly advantageous development parameters:
Building Density Factor: 25% — Allowing for a substantial internal construction volume of up to 172.25 square meters of covered living spaces.
Coverage Factor: 20% — Ensuring extensive dedicated grounds for private green gardens, luxury pools, open-air entertainment setups, and professional landscaping.
Maximum Structural Floor Level: 3 Storeys Max Floor Layout — Offering outstanding potential for multi-level architectural designs and 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.
Strategic Land-Locked Framework & Future Access Potential
The property is currently land-locked, presenting a superb opportunity for forward-thinking investors to acquire a premium piece of 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 plot 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: Touristic Field
Listing Type: Available For Sale
Location: Pissouri Coastal/Tourist Area, Limassol
Total Land Area: 689 sq.m.
Building Density : 25%
Coverage Factor: 20
Maximum Storeys Allowed: 3 Floors Max
Maximum Height Allowed: 13.1 meters
Access Status: Land-locked)
Legal Status: Clear Title Deed Available for Clean, Immediate Ownership Transfer
Suitable For: A luxury multi-level private villa estate, a boutique tourist development, strategic land banking, or investment diversification in Limassol's premier coastal valley
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: **6,689m²**