



For Sale, Land, Field, Limassol, 2,540m²

For Sale : € 65,000

Description

A 3/8 undivided share of a mixed-zone field with total land area of 6,689sq.m., corresponding to approximately 2,540sq.m. share.

Property Highlights:

- Total Field Area: 6,689sq.m. (3/8 share corresponds to approx. 2,540sq.m.)
- Access: Via a registered public road along its southern boundary, with approximately 40m. of frontage
- Key Features: The land is currently vacant and benefits from proximity to all essential utility services including electricity, water, and telecommunications.
- Important Considerations: Part of the land (approx. 2,035sq.m.) is affected by a planned expropriation for a future 4-lane motorway.
- Approx. 3,480sq.m. of the Kα8 residential area is affected by overhead high-voltage EAC power lines with a 12.5m buffer zone.
- Approx. 500sq.m. remains unrestricted residential land, unaffected by road plans or pylons.
- A right-of-way of approx. 300sq.m. exists along the western boundary, providing access to neighbouring rear plots.
- Location: Approximately 800m north of the motorway
- Approximately 900m west of Nikaias Avenue
- Approximately 1.6km northwest of Kato Polemidia community
- Approximately 1.9km northeast of Ypsonas

Planning Zones:

The property falls within three Zones:

- Zone Kα8 (72%), with a building coefficient of 60%, coverage of 35%, and permission for 2 floors (10m) of construction
- Zone Δα2 (9%), with a building coefficient of 1%, coverage of 1%, and permission for 1 floor (5m) of construction
- Zone AZ (19%), with a building coefficient of 0%, coverage of 0%, and permission for 0 floors (0m) of construction.

No distribution agreement in place.

Details

Property Type: Land	Status: Available	Website
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Main Features

Property Subtype: Field	Town Planning Zone: Residential	Furnished: Unfurnished
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Area

Plot Area: 2,540m²



Gallery

