



For Sale, Land, Field, Limassol, Agros, 3,060m²

(ID:PR45223), REG. 0/16094 (0/16369), LEFTA, AGROS, LIMASSOL

For Sale : **€ 170,000**

Description

Strategic Opportunity: "Inexhaustible" Development Rights in Agros
The Foundation of Your Future
Imagine owning a unique piece of real estate in the picturesque Agros village, where traditional mountain charm meets a technical goldmine of property rights. In the 2026 Cyprus real estate market, "Inexhaustible Development Rights" represent a rare asset class. It means that while a building may already exist on the site, there is leftover building coefficient that has not yet been utilized—allowing you to extend, build additional storeys, or even transfer that "unused density" to other projects.

Technical Specifications & Potential
This property isn't just land; it's a bundle of high-value development opportunities situated in Residential Zone H4:
The "Inexhaustible" Core: You hold rights covering an area of 699 m² that can still be developed. This is "pre-approved" potential waiting to be activated.
The Land Parcel: The rights concern a vacant area of approximately 1,083 m², which includes an incomplete structure of 209 m². This gives you a head start on construction without starting from zero.
Planning Parameters (Zone H4):
Building Density: 40% (allowing for a substantial total build-up).
Coverage: 25% (ensuring plenty of outdoor space).
Height: Up to 2 storeys (8.3m), perfect for the terraced hillsides of Agros.

Exclusive Infrastructure & Rights
This asset comes with a clear legal "roadmap" to ownership and use:
Exclusive Parking: Includes the right to use Uncovered Parking Space, a critical amenity in the narrow, winding streets of a mountain community.
Communal Shares: You own a 48.80% share of the common areas, including the courtyard, entrance, and strategic staircases on the ground and first floors.
Topography: Despite Agros's steep reputation, this specific parcel features an irregular shape with a flat surface, dramatically lowering your excavation and foundation costs compared to typical hillside plots.
Location: The Heart of the Pitsillia District
Located just 1.1 km from the center of Agros and 580m from the historic Agios Varnavas church, you are positioned in a village that is a UNESCO emblematic community. Agros is famous for its rose-water production, smoked meats, and vibrant tourism, making this an ideal site for a boutique mountain retreat, a wellness center, or luxury permanent residences.

Contact G&P Lazarou Estate Agents today at +357 25024949 or sales@gplazarou.com to discuss how to unlock these specific development rights!

Details

Property Type: Land	Status: Available	Website
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Main Features

Property Subtype: Field	Town Planning Zone: Residential	Height: 8
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Area

Plot Area: **3,060m²**



Gallery



