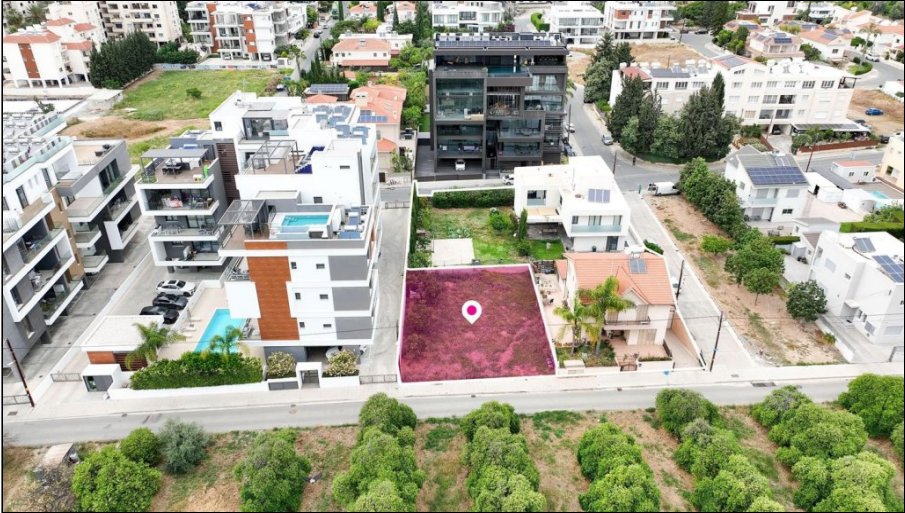




For Sale, Land, Plot, Limassol, Germasogeia, 388m²

For Sale : € 650,000

Description

Strategic share of plot, ideal for residential or touristic development, situated in the prime coastal area of Potamos Germasogeias, Germasogia, Limassol.

Property Highlights:

- Total Plot Area: 1,554sq.m. (1/4 share, approximately 388sq.m.)
- Frontage: Approximately 17m of road frontage on Mouson Street
- Shape & Terrain: Regular shape with relatively flat terrain, offering optimized building efficiency and easy accessibility.
- Infrastructure: Benefiting from direct access to registered asphalt roads, pedestrian connectivity, and close proximity to existing utility networks and urban infrastructure.

Investment Potential:

This well-positioned parcel represents an attractive opportunity for a boutique residential or touristic development in one of Limassol's most sought-after coastal areas. Its strategic location near the beachfront and surrounding high-end developments allows for flexible planning and strong long-term capital appreciation potential.

Key Features / Why Invest:

- o Development Ready: Flat topography and registered road access reduce preliminary development costs.
- o Prime Coastal Area: Located within the highly desirable Potamos Germasogeias tourist district, an area with continuous demand for residential and holiday properties.
- o Value Retention: Excellent location near Dasoudi Beach and the Limassol tourist area enhances resale and rental potential.
- o Location:
- Located within the coastal zone of Potamos Germasogeias,
- Approximately 300m north of Dasoudi Beach
- Approximately 270m northwest of the Limassol Olympic Swimming Pool.

The property is surrounded by established residential developments, tourist accommodations, and urban amenities, ensuring strong long-term value appreciation.

Planning Zone:

- Touristic Zone: TT5
- Permitted Uses: Hotels, tourist villas/apartments, offices, and residential developments
- Building density: 100%
- Coverage: 50% (up to 3 floors, max height of 13.5m)

There is a Distribution Agreement in place.

Details

Property Type: Land	Status: Available	Website
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Main Features

Property Subtype: Plot	Town Planning Zone: Tourist	Furnished: Unfurnished
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Area

Plot Area: **388m²**



Gallery

