

For Sale, Land, Plot, Limassol, Agia Zoni, 924m²

For Sale : **€ 3,000,000**

Description
G&P Lazarou Estate Agents proudly presents this substantial residential plot for sale in Agia Zoni, Limassol, extending to approximately 924 m² and positioned in one of Limassol's established central residential areas. Its location in Agia Zoni provides convenient access to the city centre, commercial amenities, educational facilities, cultural destinations and the wider coastal area.
A particularly notable feature of the property is that it falls within two residential planning zones, offering different development parameters across the site. Approximately 54% of the plot falls within Kα3, while the remaining 46% falls within Eβ3.
The Kα3 zone provides a 140% building density, 50% coverage, maximum four storeys and maximum height of 17 metres. The Eβ3 zone provides a 160% building density, 50% coverage, maximum five storeys and maximum height of 20.5 metres. Based on the stated zone percentages, the indicative combined development density corresponds to approximately 1,378.6 m² of building area, subject to the applicable planning regulations, site-specific requirements and necessary approvals.
The central location adds further appeal for developers seeking a sizeable residential development opportunity in Limassol. Agia Zoni is situated close to established residential neighbourhoods, shops, services, schools, cultural venues and the city's main commercial streets. The area is also well positioned for access towards the seafront and Limassol's historic centre.
Nearby Landmarks
Agia Zoni Church – approximately 0.23 km
Nareg Armenian School – approximately 0.37 km
Pattihio Municipal Theatre – approximately 0.55 km
Anexartisias Street – approximately 1.01 km
Limassol Zoo – approximately 1.15 km
Limassol Castle – approximately 1.57 km
Limassol Marina – approximately 2.21 km
The distances above are calculated as straight-line distances from the supplied property coordinates and are therefore indicative rather than road distances. The nearby landmarks are independently documented in local and official sources.
This 924 m² residential plot for sale in Agia Zoni, Limassol presents an opportunity for developers and investors seeking a centrally positioned property with significant residential development parameters.
To discover more residential plots for sale in Limassol, you can browse our complete portfolio at G&P Lazarou plots for sale in Limassol.
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: **Plot**
Town Planning Zone: **Residential**
Height: **17**

Area

Plot Area: **924m²**

Gallery

