

For Sale, Land, Limassol, Agios Georgios, 3,510m²

For Sale : **€ 3,000,000**

Description
An excellent residential development opportunity is available for sale in Agios Georgios, Limassol, in a highly accessible location approximately 70 metres northeast of the Polemidia roundabout. The property enjoys immediate connectivity to the Limassol–Nicosia highway and is only a few minutes' drive from Limassol city centre, making it particularly attractive for a substantial residential development.
The property has an initial area of 3,510 sq.m. According to the available development information, approximately 1,116 sq.m. is allocated to the road network and approximately 253 sq.m. to green area, resulting in a final plot area of approximately 2,141 sq.m.
The property falls within Residential Planning Zone Kα6, with a 90% building density and 50% coverage. The initial development area is approximately 1,895.4 sq.m., with an additional 111.8 sq.m., corresponding to 5.9% purchased development rights from a listed property. This brings the indicated maximum building area to approximately 2,007 sq.m.
Along the southeastern side of the property there is a buffer zone approximately 1.5 metres wide, beyond which lies the Limassol–Nicosia highway. Its strategic positioning near the Polemidia roundabout provides excellent access to the highway network and convenient connections towards central Limassol, Nicosia, Paphos and the wider Limassol urban area.
The combination of its substantial development potential, high building density and exceptional road connectivity makes this property particularly suitable for a large-scale residential project, subject to the applicable planning regulations and approvals. Its proximity to the city centre, commercial areas, everyday services and major transport routes further enhances its investment profile.
For developers and investors looking for residential land for sale in Limassol, this property offers a compelling opportunity to secure a sizeable development site in a strategic urban location with an indicated maximum building area of approximately 2,007 sq.m.
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/property-search/?location=Limassol&category=Land&transaction=Sale
Contact G&P Lazarou Estate Agents today at +357 25024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Land**

Status: **Available**

Website

Area

Plot Area: **3,510m²**

Gallery

