

DP13922/DRE_9169

Residential plot in Casino Area, Limassol in Limassol, Limassol

Limassol, Limassol Residential Land
Price

€10,000,000

* Not Subject to VAT

Description

The plot is located in Zakaki area at the western part of Limassol, near of the existing main Cyprus Casino. The area's proximity to Limassol city centre and the Limassol Port, with easy access to the highway and commercial Avenues as well as various amenities such as restaurants, supermarkets and shops, make it a desirable location for people to live. Furthermore, due to a number of existing projects like the Limassol Marina, some infrastructure projects and under development projects ("City of Dreams Mediterranean" 5-star casino resort and "LF Limassol Greens Golf Resort"). The area will be welcoming more than 300,000 guests per year from all around the world and expects to generate more than 1 billion a year. The plot enjoys level contours allowing cost effective building options, and stunning sea and Limassol Bay views from the upper levels. The project consists of two smaller plots. Both plots have a combined area of 8545sqm. Total area of plots (8,234+311= 8,545) Possible Area of Public roads: minus 907sqm (Maximum) Total Area minus Public Roads: 7,638sqm Public Green Area 15%*: minus 1,146sqm Total NET Area of plots: 6,492sqm (Minimum) Zoning Proportion in zoning Kα5 (100%) = Residential 4,726 (4,726x1.0) Proportion in zoning Eβ5 (120%) = Commercial / Multi 2,119 (1,766x1.2) Net buildable Area: 6,845sqm (Minimum) Due to its size and location, the plot is eligible for further planning schemes and government incentives, to effectively increase the height and buildable area. Possible development options include: Hotel Residential Units Offices Shops – Showrooms Hospital Any combination of the above The plots are available for sale, property consideration or any other kind of investment, either as a whole, or merged and then divided as necessary in two or more parts. (The existing small buildings within the plot can be demolished as required).

MAIN FEATURES:

Coverage
-%

Zone
RESIDENTIAL

Max-Height
13.5m

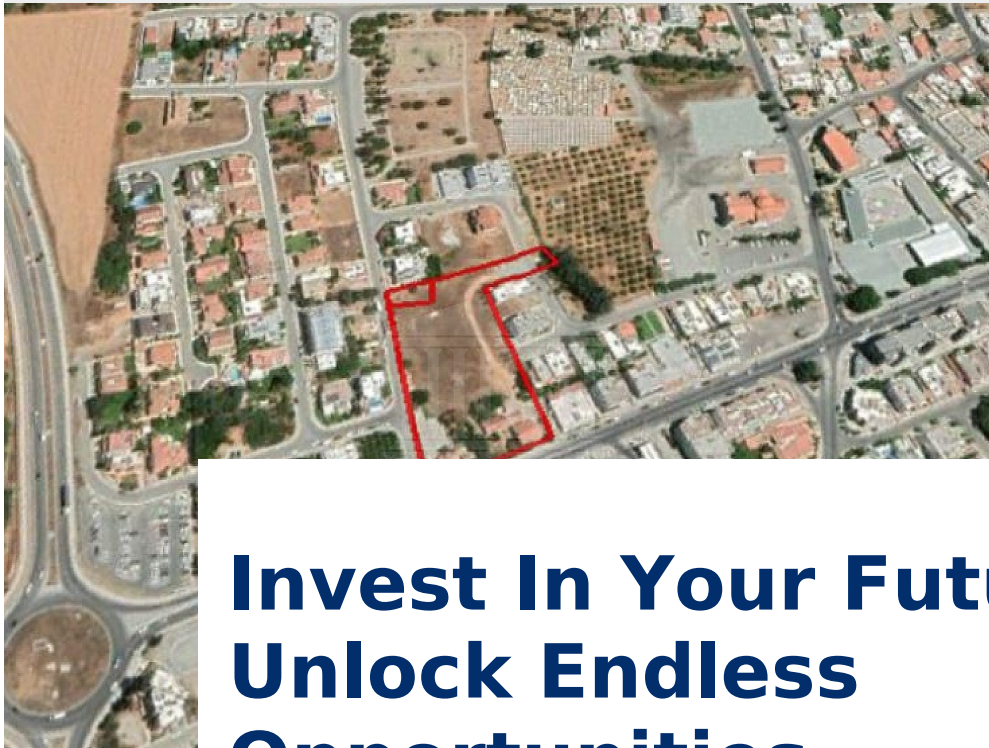
Density
100%

Land Area
8545m²

Title Deeds
Yes

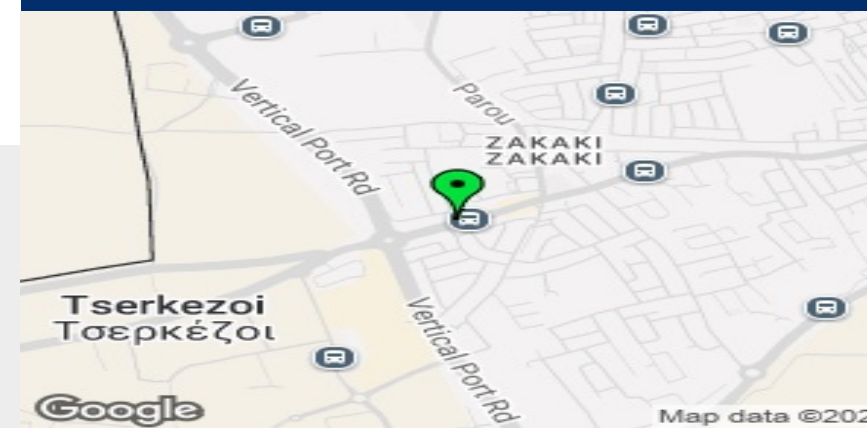
Property Details

- ☒ Water Available
- ☒ Electricity Available
- ☒ Asphalt Road
- ☐ Near Village
- ☒ Near City Centre
- ☐ Countryside view
- ☐ See view
- ☒ City view



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Location:





Get In Touch

📍 27, Diagorou Str. 4th Floor, 1097 Nicosia, Cyprus

🌐 delfiproperties.com.cy

✉ info@delfiproperties.com.cy

📞 [80070008](tel:80070008)

📞 [+357 22 000093](tel:+35722000093)

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