



## Excellent Plot of land for sale in Kapilio Limassol Cyprus



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
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Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 740,729.74

### Τοποθεσία

Χώρα:	Cyprus
Νομός/Περιοχή/Επαρχία:	Limassol
Διεύθυνση:	Kapilio
Ταχυδρομικός κωδικός:	4544
Δημοσιεύθηκε:	03/09/2025

### Περιγραφή:

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Esales Property ID: es5554760

Kapilio village

4544

Limassol

Cyprus

Discover a Prime Investment Opportunity: An Excellent Plot of Land in Kapilio Village, Limassol

An exceptional opportunity awaits in the serene and picturesque village of Kapilio, Limassol. This



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remarkable plot of land is now available for sale, offering a unique blend of natural beauty, strategic location, and significant development potential. Situated in a tranquil area known for its stunning landscapes and calm atmosphere, this property is a rare find that promises both a peaceful retreat and a smart financial investment. Its key features—including a vital three-phase electricity connection and a prime location near a popular local landmark—make it an outstanding prospect for a wide range of uses, from building a dream home to establishing a lucrative business venture.

The land itself is a standout asset, providing a generous and versatile space that can accommodate a variety of projects. The topography is ideal, offering excellent views and a solid foundation for construction. One of the most critical features of this plot is the presence of three-phase electricity. This is a massive advantage for any developer or prospective owner, as it provides a robust and reliable power supply capable of supporting heavy machinery, commercial operations, or a large, modern residential property. Having this infrastructure already in place significantly reduces initial development costs and streamlines the construction process, saving both time and money. This essential utility makes the land ready for immediate use, setting it apart from other plots that may require extensive and costly infrastructure work.

The strategic location of this property is another major selling point. It is nestled in the charming village of Kapilio, an area that offers a quiet, rural lifestyle while remaining conveniently close to the amenities of the larger Limassol district. Kapilio is known for its scenic beauty, with rolling hills and lush greenery creating a perfect backdrop for a tranquil life. The village embodies the authentic Cypriot experience, with friendly locals and a close-knit community. This setting is highly desirable for those looking to escape the hustle and bustle of city life, yet still want to be within easy reach of urban centres.

What truly elevates this plot's value is its proximity to a local landmark: the Event wedding venue called Eventdi. This is a highly popular and well-regarded establishment in the region, known for hosting weddings and other significant events. Being near such a sought-after venue presents a wealth of commercial opportunities. For an investor, the land could be developed into an elegant boutique hotel, a bed and breakfast, or luxury villas to accommodate wedding guests and tourists. Alternatively, it could be used for a complementary business, such as a catering service, a floral design studio, or a specialized event planning company. The consistent stream of visitors to the Eventdi venue ensures a built-in customer base, reducing the risk often associated with new business ventures.

For those dreaming of a private residence, the location offers the best of both worlds. You can build a stunning, bespoke home with all the modern amenities, enjoying the peace and quiet of the countryside while knowing that a vibrant and popular venue is just a stone's throw away. The property's position provides a perfect balance of seclusion and accessibility, allowing for a life of private luxury with the option to engage with the local community and tourist flow when you choose. The potential for a high-end villa with expansive views, a swimming pool, and beautifully landscaped gardens is immense, creating a perfect family home or a luxurious holiday retreat.

The Limassol district itself is a thriving hub of commerce, tourism, and culture. It is one of the most dynamic areas in Cyprus, with a strong economy and a continuous influx of both residents and visitors. Investing in land here is a strategic move, as property values in the region have been on a steady upward trend. This plot in Kapilio offers a chance to tap into this growth at a more accessible price point than



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properties within the city center, while still benefiting from the district's overall prosperity. The combination of a desirable location, essential infrastructure, and excellent commercial potential makes this a truly outstanding opportunity. Whether you're a seasoned investor looking for your next project or an individual seeking to build a dream home in a beautiful setting, this plot of land in Kapilio is a must-see. Its unique attributes and promising location ensure that it is not just a purchase, but an investment in a rewarding and beautiful future.

## About the Area

The Limassol area is a dynamic and thriving hub on the southern coast of Cyprus, seamlessly blending a bustling, modern metropolis with a rich historical and cultural tapestry. As the island's second-largest city and a major port, Limassol is a significant center for business, finance, and tourism. Its cosmopolitan atmosphere is palpable in the lively waterfront promenade, the vibrant old town filled with restaurants and boutiques, and the continuous development of high-end resorts and residential towers. It is a city that never truly sleeps, offering a lively nightlife and a constant stream of cultural events, making it a highly desirable location for both residents and visitors seeking a balance of work and play.

Beyond the city's urban core, the wider Limassol district offers a stunning contrast of tranquil rural life and natural beauty. The region is characterized by rolling hills covered in lush vineyards, traditional villages built from stone, and picturesque landscapes. This serene setting is perfect for those who want to escape the city's hustle and bustle and enjoy a more relaxed, authentic Cypriot lifestyle. It's an area where you can find charming local tavernas, explore ancient ruins, or simply enjoy a quiet stroll through the countryside, all while remaining connected to the city's many amenities.

What truly sets the Limassol area apart is its strategic central location on the island. This makes it an ideal base for exploring everything Cyprus has to offer. The region's excellent road network provides quick and easy access to other major cities like Nicosia and Paphos, as well as the beautiful Troodos Mountains and various coastal resorts. This strong connectivity is a major advantage for both residents and investors, as it positions the area as a prime hub for travel, commerce, and tourism.

For international buyers and visitors, the Limassol area is conveniently served by two main international airports. The most frequently used is Larnaca International Airport (LCA), located approximately an hour's drive to the east. Larnaca offers a wide selection of flights to and from major cities across Europe, the Middle East, and beyond. Alternatively, Paphos International Airport (PFO), situated roughly 50 minutes to the west, also provides excellent connectivity, particularly with low-cost carriers. This dual-airport access ensures that travel to and from Limassol is consistently convenient, making the region highly accessible for international clients and a perfect choice for a holiday home or a permanent residence.

## Main Features

- \* 8000 m<sup>2</sup> of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.



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## **Κοινά**

Τελειωμένα τετραγωνικά  
πόδια: 8000 τ.μ  
Μέγεθος αυλής: 8000 τ.μ

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.496.614

