



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



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 235,000

#### Location

Pays:	Chypre
État/Région/Province:	Limassol
Adresse:	Keryneias
Indicatif régional:	4361
Soumis:	28/07/2023

#### Description:

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Esales Property ID: es5553806

Episkopi  
Limassol  
Cyprus

Here we present an excellent plot of land in one of the most sought after areas for development right now in Cyprus

This residential large plot of 1,119 sqm is suitable for the construction of 2 detached houses. It is located in west Limassol on the main road and is surrounded by beautiful and luxury detached residences as well as beautiful landscapes. It is also close to Agios Ermogenis and Kourion Beach 10minutes by car.



- Zone: H3
- Building density: 60%
- Building coverage: 35%
- Maximum height: 2 floors

Do not hesitate to contact us for viewings and further information!

## About the Area

Episkopi is a village lying partly in the Limassol district of Cyprus and partly in the British Overseas Territory of Akrotiri and Dhekelia. It is approximately 14 km west of Limassol and 40 km east of Paphos. Episkopi is built on the hill of ancient Kourion, close to the western bank of the Kouris River.

Episkopi is built at the foot of the ancient Kourion with a fertile plain unfolding to the south, at an altitude of 60 metres near the western bank of the river Kouris and dominates the Kourion Bay.

It is worth mentioning that Episkopi has one of the most beautiful beaches of the island, it is mainly sandy and with pebbles, very quiet, while the waters are suitable for windsurfing and kite surfing. This beach is awarded the Blue Flag and it is very quiet, overlooking the mountain and the ancient findings. The beach of Kourion or Agios Ermogenis in Limassol is located in the Episkopi Bay, on the west coast of the Akrotiri peninsula. It stretches under the ancient Kourion and the sea here usually has a lot of waves because the beach has a western exposure. It was formed at the point where the imposing coastal cliffs of Episkopi begin.

Legends of kings and kingdoms, and the origins of the island's wine making industry characterise the Lemesos (Limassol) region, which embodies both the ancient and the modern.

Known as the region of wine, celebrations and ancient realms, Lemesos is comprised of its main city – which sits between two important archaeological sites; the ancient city-kingdom of Amathus to the east, and the ancient city-kingdom of Kourion to the west – along with rural areas and charming mountainous villages, where old traditions and crafts are still practised.

Lemesos is the second largest city of Cyprus, the home of the island's main port, and a bustling holiday resort. From its jewel of a marina and impressive archaeological monuments, to the vast 15 km coastal strip lined with restaurants, bars, cafes, shops and entertainment establishments, the main city is thriving and colourful.

The region also encompasses two unique wetlands. Germasogeia Dam is a peaceful place to relax, take a stroll, or enjoy a spot of angling, whilst Akrotiri Salt Lake is perfect for observing nature and wildlife (especially birds). The environmental significance of the Salt Lake and its surrounding area are showcased at the new installations of Akrotiri Environmental Centre.

## Main Features

- 1119m<sup>2</sup> of land for development



- Excellent location close to many amenities
- Stunning views.
- Huge Potential in the rental market if developed on.
- Neighborhood Episkopi (Limassol)
- Residential zone
- Within urban plan Yes
- Floor Area Ratio 60
- Land to Building Ratio 35%
- Suitable for Investment

Contact us today to buy or sell your property in Cyprus fast online.

## Commun

Pied carré fini: 1119 m<sup>2</sup>  
Dimensions du lot: 1119 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/FAO2ELXYxiw?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/FAO2ELXYxiw?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

IMLIX ID: IX4.693.199

