



## Excellent Plot of land for sale in Limassol Cyprus



### Information de l'agent

Nom:	Niall Madden
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Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,663,419.37

#### Location

Pays:	Chypre
État/Région/Province:	Limassol
Ville:	Limassol
Adresse:	Nikokleous street
Indicatif régional:	3027
Soumis:	11/07/2024

Description:

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Esales Property ID: es5554226

3 Nikokleous street

Limassol

Agia Zoni

3027

Cyprus



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## Unleash Your Vision: Prime Development Land Awaits in Limassol, Cyprus

Own a piece of Limassol's vibrant heart and transform it into your architectural masterpiece. This exceptional development land, ideally situated in the city center, boasts limitless possibilities. With minimal undeveloped properties remaining, this rare opportunity allows you to create a landmark project that caters to the thriving Limassol community.

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### Unrestricted Potential:

The plot falls under the KA-3 building zone, offering a generous building density of 140% and a coverage allowance of 50%. This translates to the flexibility to construct a substantial development with a maximum of 4 floors and a height of 17 meters. While we previously envisioned a concept design featuring 8 two-bedroom apartments, we understand you may have a unique vision in mind.

### Concept Design as a Springboard:

The attached photos show an example of a concept design to what the plot can be as a starting point for your creativity. Whether you envision a collection of luxurious apartments, a bustling commercial complex, or a mixed-use development, this exceptional plot provides the blank canvas to bring your vision to life. Should you choose to build upon our initial concept, the architect is readily available for further collaboration after purchase.

### Prime Location, Unmatched Convenience:

Nestled in the heart of Limassol, the plot offers unparalleled convenience and connectivity. Its prime location positions it directly next to the Agia Zoni church, ensuring unobstructed views, a privilege unmatched by surrounding buildings. Step outside and find yourself at the crossroads of Limassol's vibrant energy. The main road leading to key destinations like Pentadromos Square, Limassol City Hall, the High Street shopping mall, and the Limassol Theatre is just around the corner. A multitude of cafes, bakeries, and the popular Mario Snacks cater to the needs of residents and office workers in the vicinity.

### A Thriving Ecosystem at Your Doorstep:

Within a 10-15-minute walk, you'll discover a network of thriving businesses. Banks, law firms, trading offices, medical centers, health clinics, wellness spas, a secondary school, and a primary school contribute to the area's dynamic atmosphere. Essential services like car mechanics, petrol stations, and travel agencies are all readily available, ensuring convenience for future residents or tenants.

### Endless Leisure and Entertainment Options:

While the plot offers an ideal location for business ventures, leisure and entertainment are also within easy reach. A 20-minute walk brings you to the stunning Limassol beach and the lively Limassol Molo, perfect for seaside relaxation and vibrant nightlife. Explore a range of popular destinations within a short



walk or drive, including Columbia Plaza, McDonald's, Chris Car Hire, and the Nyx Hotel.

## Unparalleled Connectivity:

The plot's ideal location provides seamless access to the Limassol seafront road, stretching from the Old Port's Medieval Castle to the Four Seasons Hotel and beyond the ancient Amathus ruins. The highway is also easily accessible, allowing for quick travel to other Cypriot cities.

## Transform This Prime Location:

This development opportunity presents a blank canvas in the heart of Limassol. Imagine creating a residential masterpiece, a thriving commercial center, or a mixed-use project that caters to a variety of needs. With its prime location, unrestricted potential, and existing concept design as a springboard, the possibilities are endless. Contact the seller today to explore the possibilities and transform this exceptional plot into your vision!

## About the Area

Limassol, Cyprus' beating heart, pulsates with a vibrant energy that caters to all tastes. This coastal city boasts a rich history, sun-drenched beaches, and a cosmopolitan atmosphere, making it a captivating destination for travelers and residents alike.

Step back in time while exploring the charming Limassol Castle, a medieval gem overlooking the harbor. Immerse yourself in the labyrinthine streets of the Old Town, where traditional workshops and hidden courtyards whisper tales of the past. For a touch of modernity, wander along the Limassol Marina, a haven for luxurious yachts and upscale restaurants. Here, the dazzling Mediterranean Sea and the city's contemporary side collide, creating a captivating ambiance.

Beyond historical and modern marvels, Limassol offers a haven for beach lovers. Pristine stretches of golden sand, like the popular Lady's Mile Beach, beckon for relaxation under the warm Cypriot sun. For those seeking adventure, water sports abound, from exhilarating jet skiing to serene kayaking tours along the picturesque coastline. As the sun dips below the horizon, Limassol transforms into a vibrant nightlife hub. Trendy bars and lively nightclubs line the streets, pulsating with music and laughter. Whether you crave a romantic dinner overlooking the sea or a night of dancing under the stars, Limassol caters to your every whim.

Beyond its own offerings, Limassol serves as an ideal base for exploring the island. Venture north to discover the Troodos Mountains, a haven for nature lovers with its cascading waterfalls and charming villages. For a touch of history, explore the ancient city of Kourion, where Greco-Roman ruins stand testament to a bygone era. With its captivating blend of culture, natural beauty, and buzzing energy, Limassol promises an unforgettable Cypriot adventure.

## Main Features

\* 530 m2 of land for development



- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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

## Commun

Pied carré fini: 530 m<sup>2</sup>  
Dimensions du lot: 530 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/wjtKvIKtPBE>

## Contact information

IMLIX ID: IX5.905.327

