



## Development Land for Sale in Moniatis area, Limassol



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,508,947.65

### Posizione

Nazione:	Cyprus
Stato / Regione / Provincia:	Limassol
Città:	Limassol
Cap:	4747
Publicato:	03/04/2025

### Descrizione:

Located in Limassol.

Development Land for Sale in Moniatis area, Limassol. Moniatis is widely regarded as one of Cyprus's most prestigious mountain villages, offering a unique combination of natural beauty, privacy, and modern accessibility. Surrounded by pine forests and fresh mountain air, Moniatis is a popular choice for those seeking a peaceful lifestyle away from the city while remaining within close reach of essential amenities. Discover a rare opportunity to own a premium piece of land in Moniatis, one of Cyprus's most sought-after mountain destinations. Nestled in the heart of the Troodos mountain range, this exceptional property spans 21,690 m<sup>2</sup> and is perfectly positioned with a large frontage on the main Limassol-Platres road, offering excellent visibility and accessibility. The land is ideal for luxury residential developments, wellness retreats, or private estates, making it a valuable asset for both investors and developers. This expansive property is divided into two distinct zones, each offering unique development potential. The first zone, H5α, is a premium residential area covering 1,957 m<sup>2</sup>, with a building density of 35%, a coverage ratio of 20%, and permission for up to two floors with a maximum height of 8 meters. This zone is perfect for high-end private residences that blend seamlessly with the natural beauty of the region. This expansive property is divided into two distinct zones, each offering unique development potential. The first zone, H7β, extends up to approximately 15569 m<sup>2</sup> and is designated as a large residential zone. With a building density of 15% and a coverage ratio of 10%, this area allows for two-story residential developments and is ideal for constructing multiple villas or an exclusive housing complex. The second section, Z1, is a protected green zone covering approximately 4.121 m<sup>2</sup>. With a building density and coverage ratio of just 6%, this area is best suited for creating natural landscapes, privacy buffers, or eco-



friendly recreational spaces, enhancing the overall aesthetics of the land while preserving the lush greenery of the surroundings. In addition to its exceptional setting, the land benefits from prime road frontage on the Limassol-Platres route, providing excellent accessibility and high visibility for any development. Although the area is characterized by its peaceful and private atmosphere, it is still conveniently located just one kilometer from supermarkets, bakeries, and pharmacies, while the charming village of Platres, with its restaurants, cafes, and outdoor activities, is only five kilometers away. Limassol is also easily accessible, and with the upcoming Limassol-Trimiklini highway, travel time to the city will be further reduced, adding to the land's investment appeal. This prime property offers a variety of development possibilities. It is ideal for the construction of luxury villas, exclusive residential communities, wellness retreats, rehabilitation centers, or boutique resorts. The growing demand for high-end real estate in Moniatis makes this land a unique opportunity for those looking to invest in a highly desirable location. Whether for private residences or large-scale projects, this land is perfectly positioned to meet the increasing demand for luxury mountain living Title Deed Available.

## Comune

Finito piedi quadrati: 21690 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/WJTH-T3472/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WJTH-T3472/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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