

<b>Property Code:</b>	6891	<b>Type:</b>	Sale - Land
<b>Location:</b>	Limassol - YPSONAS	<b>Plot Area:</b>	5352 m <sup>2</sup>

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**Description:**

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This is a rare opportunity to acquire a prime industrial plot in the Ypsonas area, offering a total land size of 5352m<sup>2</sup>. The plot is divided into two zones:

64% Industrial Zone (Bα4): Covering 3425m<sup>2</sup>, this area has a building density of 90% and a coverage ratio of 60%, perfect for constructing large-scale industrial facilities.

36% Forest Zone (Δα3): Spanning 1927m<sup>2</sup>, this area allows for 5% construction, suitable for external storage, parking, or other supporting infrastructure within your fenced warehouse area.

The property is situated in a strategic location near Limassol Port and offers excellent connectivity to the highway, making it ideal for logistics and storage operations.

Additionally, the land has electricity and water connections, making it ready for immediate construction. You can even build a huge basement, which won't count towards the official building coverage—an excellent bonus for those looking to maximize space!

**Key Features:**

Location: Ypsonas Industrial Zone, close to Limassol Port and highway

Size: 5352m<sup>2</sup> (3425m<sup>2</sup> in Industrial Zone, 1927m<sup>2</sup> in Forest Zone)

Zoning: 90% building density in the Industrial Zone, 5% in the Forest Zone

Utilities: Electricity and water connections are already in place

Potential: Ideal for building a large warehouse with ample outdoor space

Last year's valuation placed this land at €720,000, making the current offer of €540,000 a fantastic deal. Don't miss out on this exceptional opportunity to build a warehouse in one of Limassol's key industrial locations!

