

# 632 SQM PLOT FOR COMMERCIAL DEVELOPMENT IN THE CITY CENTER

€ 1 050 000

<b>Property Code:</b>	7065	<b>Type:</b>	Sale - Plot
<b>Location:</b>	Limassol - APOSTOLAS ANDREAS	<b>Plot Area:</b>	632 m <sup>2</sup>
<b>Distance to airport:</b>	60 km	<b>Status:</b>	Resale
<b>VAT:</b>	PLUS	<b>Zone:</b>	Eβ4
<b>Coverage, %:</b>	50	<b>Density, %:</b>	140
<b>Floors:</b>	4		

## Property features:

Title Deeds

## Description:

Plot for sale in Nikou Patichou area, Limassol. This plot offers a prime opportunity for commercial development in a high-visibility area, making it ideal for businesses seeking a strategic location in Limassol.

**Plot Size:** 632 m<sup>2</sup>

**Planning Zone:** Commercial Zone Eβ4

**Building Density:** 140%

**Coverage Ratio:** 50%

**Maximum Floors:** Up to 4 floors permitted

**Height Limit:** Approximately 17 meters

**Road Frontage:** 0 meters

**Terrain:** Flat

### Location Highlights:

Situated on a major commercial road

Approximately 400 meters north of Makariou Avenue

Easy access to the highway and city center

**Title Deeds:** Available

**Price:** €1,050,000 + VAT

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