

#5513



## Residential and Commercial Plot For Sale in **€2,100,000** +VAT the Center of Limassol

 Limassol Ayios Ioannis, Limassol

A spacious corner development plot is available for sale in the prestigious Limassol Marina area, consisting of two adjacent plots with a total land area of approximately 986 sqm. This property presents an excellent opportunity for residential, commercial, or mixed-use development in one of Limassol's most desirable locations.

Ideally located near the marina, seafront promenade, restaurants, cafes, and luxury shops, the plot also offers easy access to the city center and main highways. All essential amenities such as schools, supermarkets, banks, and medical services are within close distance.

The land falls partly within Residential Planning Zone Ka3 (140% building density, 50% coverage, up to 4 floors/17m) and partly within Commercial Planning Zone Eb3 (160% building density, 50% coverage, up to 5 floors/20.5m), making it ideal for a high-value development project.

The property has a separate title deed and represents a strong investment opportunity in a prime and rapidly

Area

 **986 m<sup>2</sup>**

