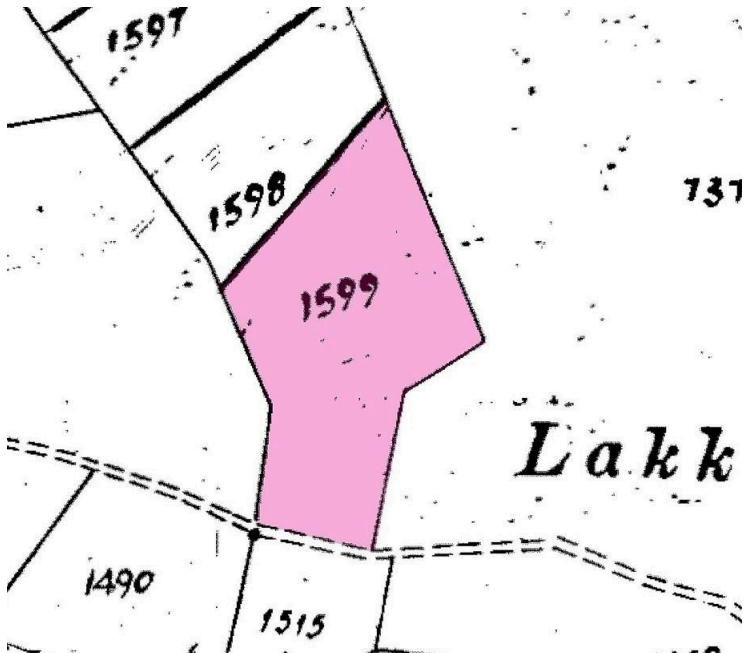
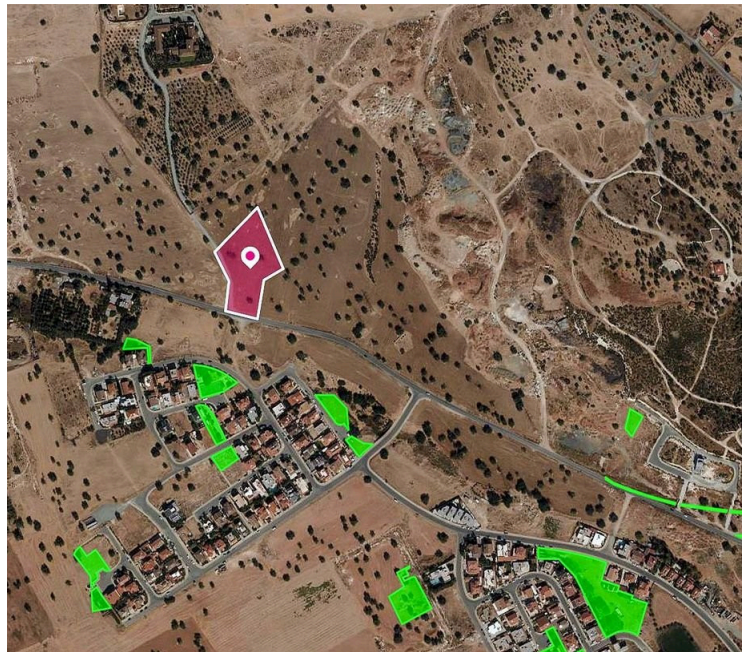


#185205

(Share) Mixed zone field in Kato Polemidia, Limassol

€65,000 +VAT





Overview

Specifications

Area

 6689 m²

Type

Field

Description

A 3/8 undivided share of a mixed-zone field with total land area of 6,689sq.m., corresponding to approximately 2,540sq.m. share. Property Highlights: • Total Field Area: 6,689sq.m. (3/8 share corresponds to approx. 2,540sq.m.) • Access: Via a registered public road along its southern boundary, with approximately 40m. of frontage Key Features: The land is currently vacant and benefits from proximity to all essential utility services including electricity, water, and telecommunications. Important Considerations: • Part of the land (approx. 2,035sq.m.) is affected by a planned expropriation for a future 4-lane motorway. • Approx. 3,480sq.m. of the Ka8 residential area is affected by overhead high-voltage EAC power lines with a 12.5m buffer zone. • Approx. 500sq.m. remains unrestricted residential land, unaffected by road plans or pylons. • A right-of-way of approx. 300sq.m. exists along the western boundary, providing access to neighbouring rear plots. Location: • Approximately 800m north of the motorway • Approximately 900m west of Nikaias Avenue • Approximately 1.6km northwest of Kato Polemidia community • Approximately 1.9km northeast of Ypsonas Planning Zones: The property falls within three Zones: • Zone Ka8 (72%), with a building coefficient of 60%, coverage of 35%, and permission for 2 floors (10m) of construction • Zone Δα2 (9%), with a building coefficient of 1%, coverage of 1%, and permission for 1 floor (5m) of construction • Zone AZ (19%), with a building coefficient of 0%, coverage of 0%, and permission for 0 floors (0m) of construction. No distribution agreement in place.



Additional information

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka8	35%	60%	10 m	2	72%
AZ	0%	0%	0 m	-	19%
Δα2	1%	1%	5 m	1	9%

Contact us



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