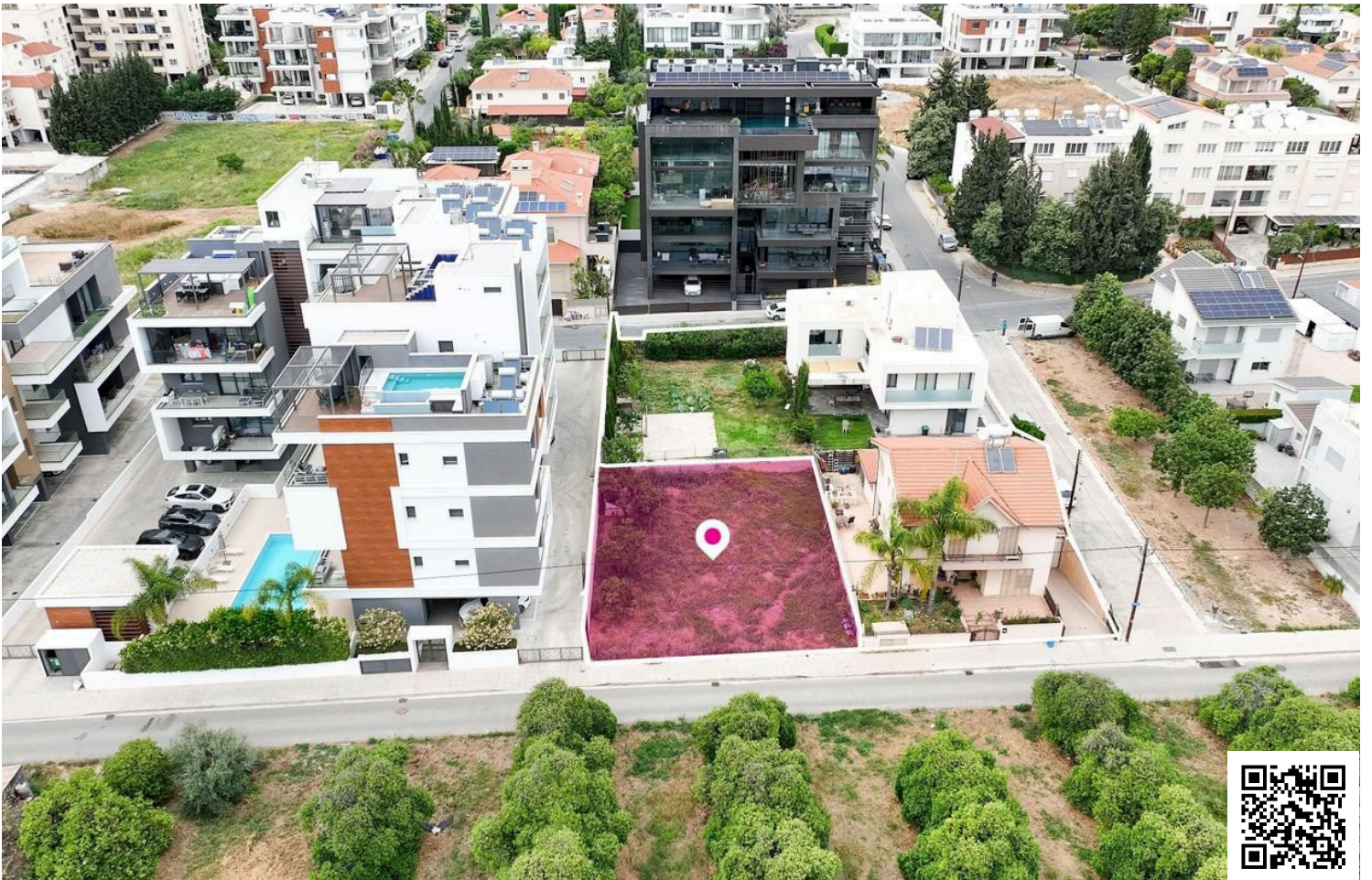


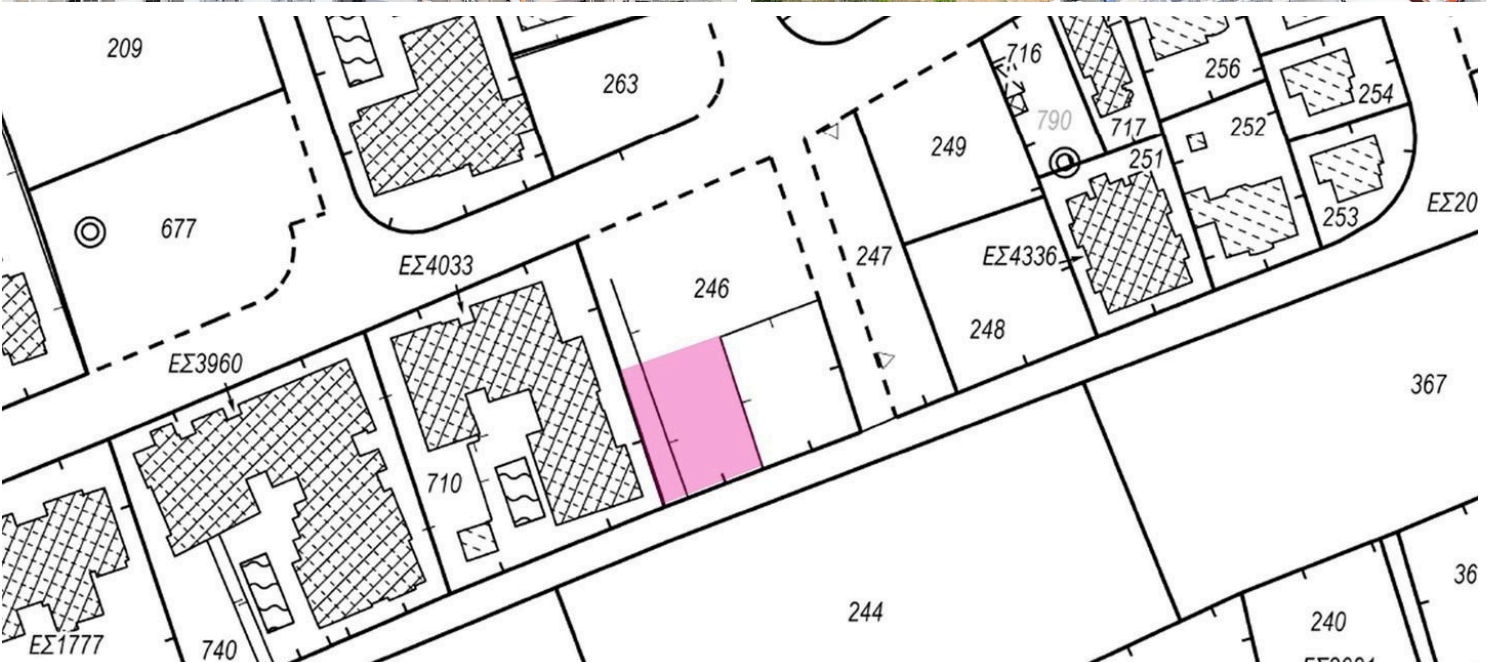
#185280

(Share) Distributed Touristic Plot in Germasogeia, Limassol

📍 Germasogeia, Limassol

€650,000 +VAT





Overview

Specifications

Area

 1554 m²

Type

Building Plot

Description

Strategic share of plot, ideal for residential or touristic development, situated in the prime coastal area of Potamos Germasogeias, Germasogia, Limassol. Property Highlights: • Total Plot Area: 1,554sq.m. (1/4 share, approximately 388sq.m.) • Frontage: Approximately 17m of road frontage on Mouson Street • Shape & Terrain: Regular shape with relatively flat terrain, offering optimized building efficiency and easy accessibility. • Infrastructure: Benefiting from direct access to registered asphalt roads, pedestrian connectivity, and close proximity to existing utility networks and urban infrastructure. Investment Potential: This well-positioned parcel represents an attractive opportunity for a boutique residential or touristic development in one of Limassol's most sought-after coastal areas. Its strategic location near the beachfront and surrounding high-end developments allows for flexible planning and strong long-term capital appreciation potential. • Key Features / Why Invest: o Development Ready: Flat topography and registered road access reduce preliminary development costs. o Prime Coastal Area: Located within the highly desirable Potamos Germasogeias tourist district, an area with continuous demand for residential and holiday properties. o Value Retention: Excellent location near Dasoudi Beach and the Limassol tourist area enhances resale and rental potential. Location: • Located within the coastal zone of Potamos Germasogeias, • Approximately 300m north of Dasoudi Beach • Approximately 270m northwest of the Limassol Olympic Swimming Pool. The property is surrounded by established residential developments, tourist accommodations, and urban amenities, ensuring strong long-term value appreciation. Planning Zone: • Touristic Zone: TF5 • Permitted Uses: Hotels, tourist villas/apartments, offices, and residential developments • Building density: 100% • Coverage: 50% (up to 3 floors, max height of 13.5m) There is a Distribution Agreement in place.



Additional information

Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
TF5	50%	100%	13.5 m	3	100%

Contact us



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