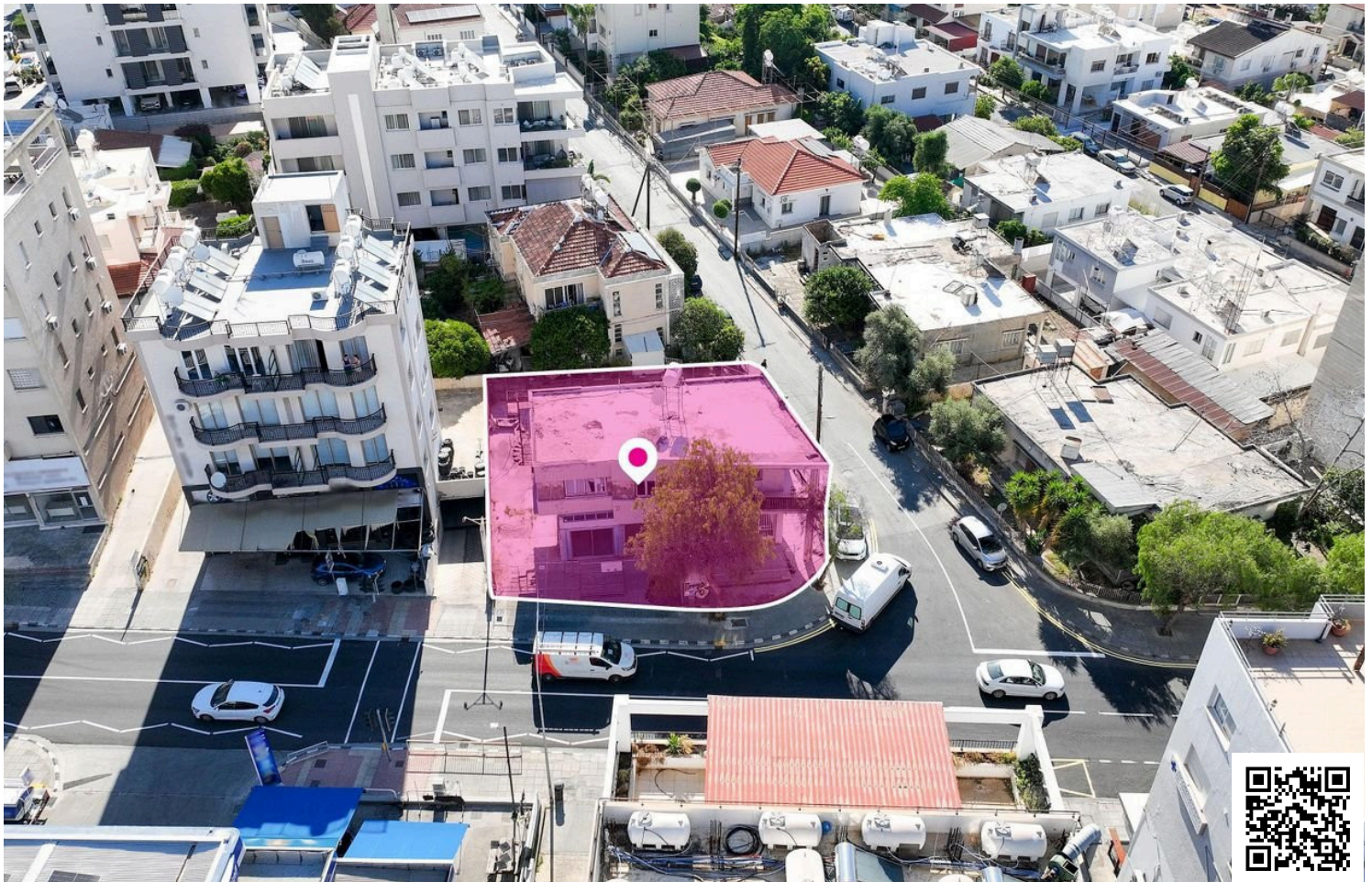
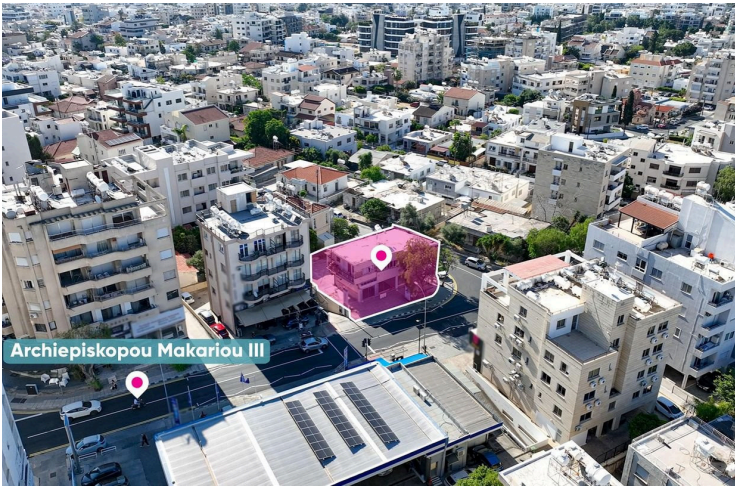


#185284

# Development Opportunity - Commercial Plot with Active Building Permits in Mesa Geitonia, Limassol

€750,000 +VAT





# Overview

## Specifications

Covered

 390 m<sup>2</sup>

Plot

390 m<sup>2</sup>

## Description

Prime 390sq.m. commercial plot situated in a highly-sought-after neighbourhood in Chalkoutsa, Mesa Geitonia, Limassol. Property Highlights: • Total Plot Area: 390 sq.m. • Total Road Frontage: Approximately 38m. A total of 19m on Archiepiskopou Makariou III Avenue and 19m on Andrea Zakou street • Shape: Corner Plot • Infrastructure: Fully serviced by water, electricity, and telecommunications. Key Features: • Permits issued: 1) Demolition permit for the existing obsolete building 2) Planning permit and plot division 3) Building permit for a 4-storey commercial building consisting of: • One ground-floor shop (37sq.m. internal area, 1 covered parking space) • Three 3-bedroom whole-floor apartments (119sq.m. internal area, 15sq.m. covered verandas, 1 covered parking space) • One 1-bedroom top-floor apartment (68sq.m. internal area, 28sq.m. covered verandas, 27sq.m. uncovered verandas, 1 covered parking space) • Permits pending issuance: 1) Horizontal Division Permit Location: • Abuts on Archiepiskopou Makariou III Avenue • Approximately 540m west of the 10th Primary School • Approximately 370m south of Spyrou Kyprianou Avenue Planning Zone: • Commercial Zone: Eβ4 • Building Density: 140% • Coverage: 50% • Floors: 4 (max height 17m) There is a separate title deed for this property. Disclaimer "The seller has undertaken a study for the development of the property. The photographs are digitalised and illustrate the property as per the study for the development undertaken and may be subject to change. The development works will not be undertaken by the seller. The seller bears no responsibility or liability in relation to any costs and/or expenses and/or the timeframe for the undertaking and/or completion of such development works, and such shall be borne by the purchaser in addition to the purchase price."



# Additional information

## Contact us



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