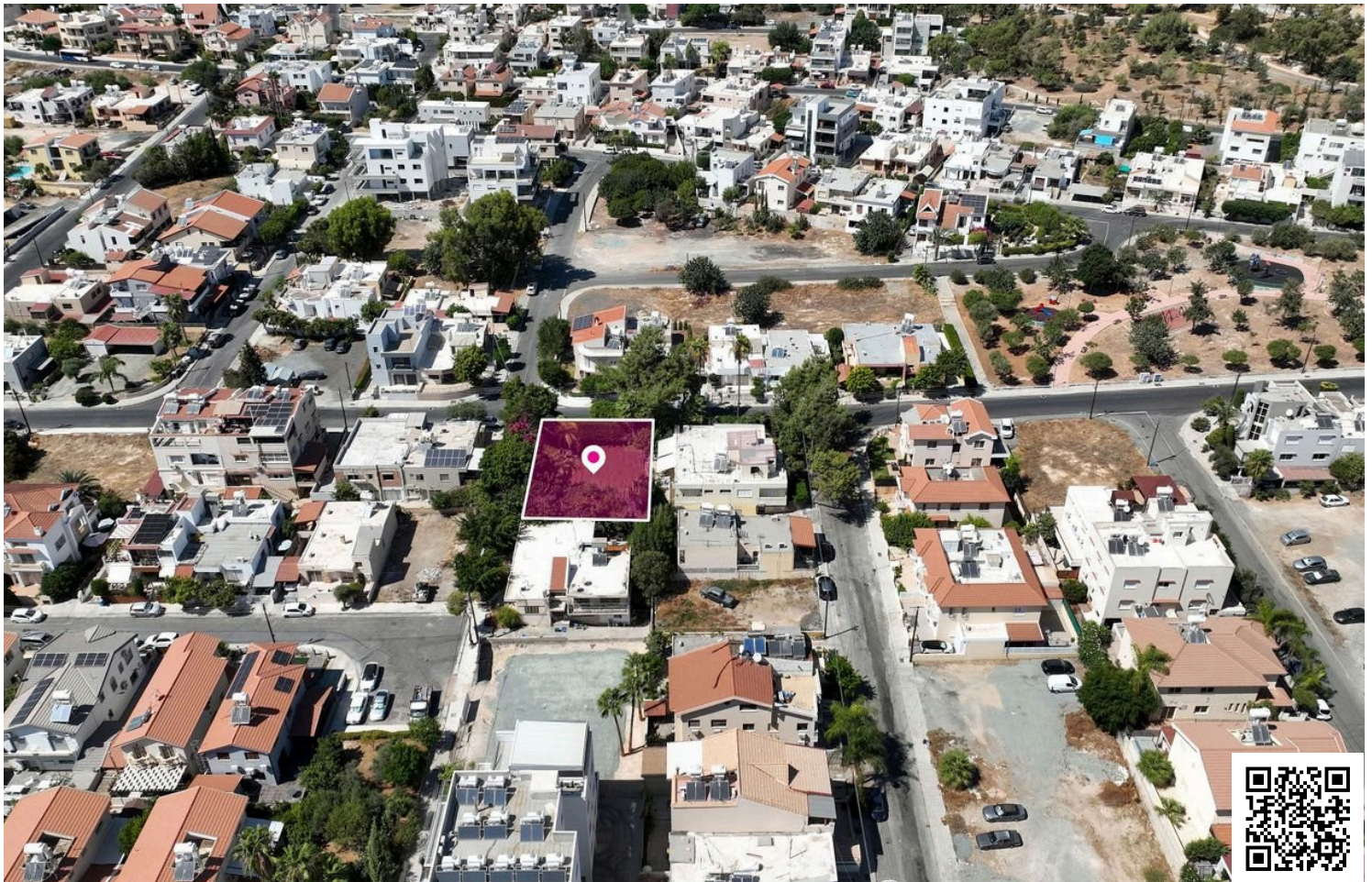


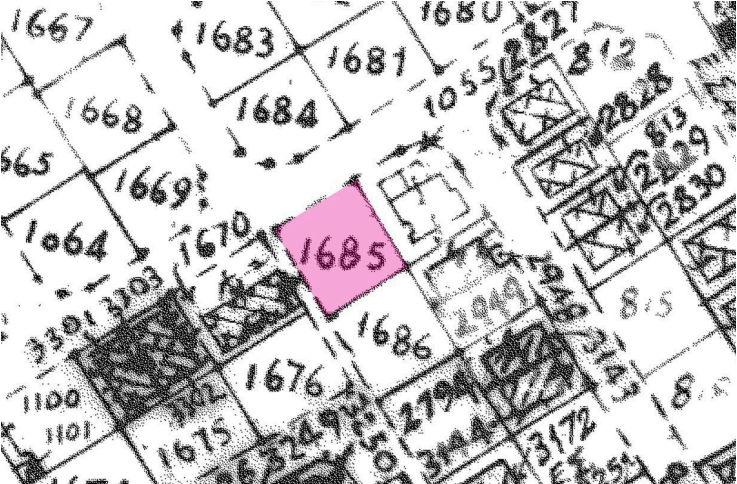
#185601

# Residential Plot in Agia Fylaxis, Limassol

📍 Agia Fylaxis, Limassol

€480,000 +VAT





# Overview

## Specifications

Area

 516 m<sup>2</sup>

Type

Building Plot

## Description

This residential plot situated in a well-established neighbourhood in Agia Fylaxis, Limassol. Property Highlights:

- Total Plot Area: 516sq.m.(according to Tittle Deed, 510sq.m. after external demarcation)
- Road Frontage: Approximately 21m
- Shape: Regular
- Key Features: This regular plot features 21m of road frontage and offers a flat and even surface. It is fully served by registered road access and is conveniently located close to local amenities. The property also benefits from a pedestrian sidewalk along its western boundary.
- Location: • Approximately 300m east of Agia Fylaxis High School • Approximately 450m southwest of KEN Limassol • Approximately 1km northwest of Tsirio Stadium and the Limassol–Nicosia motorway
- Planning Zone: • Zone: Residential Zone Ka7
- Building Coefficient: 80%
- Coverage: 45%
- Floors: Permission for 3 floors (maximum height of 13.5m)

There is a separate title deed for this property.



# Additional information

## Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|------|--------------|--------------|------------|------------|---------------------|
| Ka7  | 45%          | 80%          | 13.5 m     | 3          | 100%                |

## Contact us



**Marinos Kineyirou**

✉ [marinosestates@spidernet.com.cy](mailto:marinosestates@spidernet.com.cy)

