

## 849m<sup>2</sup> Plot for Sale in Nicosia - Agios Ioannis, Limassol District

Explore this exceptional investment opportunity with an 843sq.m. Eb2 land parcel strategically positioned along Arch. Makariou III Avenue. Boasting  frontage on the main road, this land features a remarkable build factor of 180% and cover factor of 50%, allowing for the construction of up to 6 floors or 24m in height. With the potential for approximately 1520sq.m. of covered areas, this site is ideal for capitalizing on commercial or residential development potential in a highly sought-after location. Open for contractual consideration or exchange proposals.

Property Info	Plot / Area Info	Additional info	
		Reference Number	<b>18132</b>
Plot area	<b>849</b>	Property type	<b>Land and Plots</b>
		Condition	<b>Pre-Owned</b>
Amenities	Location		
	<b>Location:</b> Nicosia - Agios Ioannis	Region: <b>Limassol</b>	
	Coordinates: <b>34.6776126 / 33.0183948</b>		

**Price: €2 000 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€76 600.00</b> <b>€2 356.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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**Representative: FOX**

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**Price change history**

€900 000 on Jan 9, 2024

€2 000 000 on Jul 17, 2024

