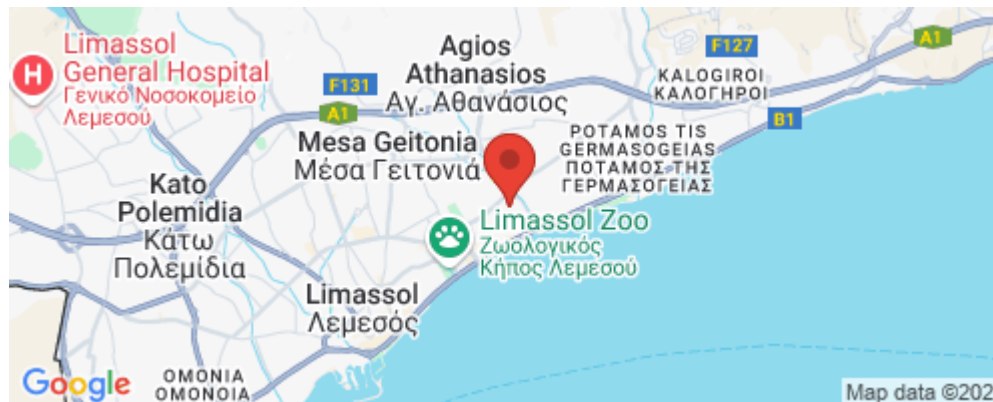


23,938m² Plot for Sale in Potamos Germasogeias, Limassol District

For sale a residential plot located in Germasogeya Columbia. It is located about 1300 meters from the beach and Dasoudi park. The plot has irregular shape, flat surface and falls within the residential planning Zone Ka5 with a building density coefficient of 100% and a coverage coefficient of 50%, over 3 floors and 13,5 meters maximum height.



Property Info

Plot / Area Info

Plot area **23938**

Additional info

Reference Number

4724

Property type

Land and Plots

Amenities

Location

Location: Potamos Germasogeias

Region: **Limassol**

Coordinates: **34.691874112162 / 33.065414370401**

Price: €12 000 000 + VAT

VAT	Excluded	Title transfer fee	~€476 600.00	Common expenses	None
		Price per SQM	€501.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty ltd
Phone: +35795129336, +35799409010			

Price change history

€12 000 000 on May 10, 2024



PLOT CHARACTERISTICS
DEVELOPMENT MASTERPLAN

PLOT CHARACTERISTICS		INCENTIVES	
PLOT AREA:	23,938.00m ²	RENEWABLE ENERGY (5%):	741.45m ²
ROAD DEDUCTIONS:	6,071.68m ²	LISTED BUILDING TRANSFER (5.99%):	688.26m ²
LAND:	17,866.32m ²	PRESIDENT INCENTIVES (20%):	2965.81m ²
PUBLIC GREEN (15%):	2,679.00m ²	BUILDING COEFFICIENT (100%):	14,829.06m ²
PUBLIC PARK (2%):	357.32m ²	BUILDING COVERAGE (50%):	8914.53m ²
LAND FOR DEVELOPMENT:	14,829.04m ²	TOTAL BUILDING COEFFICIENT	19,424.58m ²

