

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 Additional info

Plot area 23938 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

Price per SQM €501.00/m²

Common expenses None

Representative: MySpace

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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%): LISTED BUILDING TRANSFER (5,99%)	741.45m² 888.26m²
ROAD DEDUCTIONS:	6,071.68m ²	PRESIDENT INCENTIVES (20%)	2965,81m ²
LAND:	17,866.32m ²	BUILDING COEFFICIENT (100%): BUILDING COVERAGE (50%):	14,829.06m ² 8914.53m ²
PUBLIC GREEN (15%):	2.679.00m ²		
PUBLIC PARK (2%):	357.32m ²	TOTAL BUILDING COEFFICIENT	19,424.58m ²

