

## 1,904m<sup>2</sup> Plot for Sale in Kato Polemidia, Limassol District

Discover a unique investment opportunity on Spyrou Kyprianou Avenue, one of the most sought-after locations in the city center. This impressive 1,904 sq.m. plot combines versatility and income potential, with 67% zoned for commercial use (140% building density) and 37% zoned for residential use (100% building density). X

Located in a bustling area surrounded by thriving commercial developments, this property is perfectly positioned for a high-profile project. It offers the flexibility to accommodate a large office building, a mixed-use development, or other ambitious ventures, capitalizing on its prime visibility and excellent connectivity.

Adding immediate value, the property...

Property Info	Plot / Area Info	Additional info	
		Reference Number	<b>27352</b>
Plot area	<b>1904</b>	Property type	<b>Land and Plots</b>
		Condition	<b>Pre-Owned</b>

Amenities	Location
	<b>Location:</b> Kato Polemidia <b>Coordinates:</b> <b>34.690629662396 / 33.019812418372</b>

**Price: €3 800 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€148 600.00</b> <b>€1 996.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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**Representative: FOX**

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**Price change history**

€4 200 000 on Nov 21, 2024

€3 800 000 on Jan 20, 2026

