

## 4,125m<sup>2</sup> Plot for Sale in Limassol District

For sale is a large development land measuring 4,125 square meters in the sought-after area of Polemidia, Kato. This generous plot offers great potential for those looking to invest or develop their residential or commercial project.



The property is ideally situated close to the main highway, ensuring easy connections to nearby towns and city centers. This benefit makes the plot suitable for a range of development ideas, as it offers both accessibility and privacy.

This is a unique opportunity to secure a substantial piece of land in one of the most promising areas. For more information or to arrange a viewing, please contact Kazo Real Estate.

### Property Info

### Plot / Area Info

### Additional info

Plot area

**4125**

Reference Number

**28186**

Property type

**Land and Plots**

### Amenities

### Location

Region: **Limassol**

Coordinates: **34.680459291566 / 33.00974391046**

**Price: €4 200 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>~€164 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 018.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€4 200 000 on Oct 10, 2025



## LAND DETAILS

Plot Info			
Reg. No.	Plot A	Units	
Lot. No	0/27023		
District	804		
Municipality	Lemesos		
Quarter	Dimos Kato Polemidion		
Area	Apostolos Varnavas		
Planning Zone 1 - Commercial	72%	Eß	
Area - Zone 1	2,970	sq. m.	
Building Density	100%	%	
Building Coverage	50%	%	
Planning Zone 2 - Residential	28%	Kα5	
Area - Zone 2	1,155	sq. m.	
Building Density	100%	%	
Building Coverage	50%	%	
Coverage			
Allowed coverage	50%	2,063	sq. m.
Deduction of coverage	5%	206	sq. m.
<b>Maximum Building Coverage</b>		<b>2,269</b>	<b>sq. m.</b>
Floors			
Allowed Floors	3		
Height of floors	13.5	m	
Increase of Floors	TBD - 5		
Height of increased floors	TBD	m	

## Scenario A: Office Building

Commercial use Density – Office use			
Roadway deduction	5%	206	sq. m.
Green Area deduction	15%	588	sq. m.
Total Building Density for commercial use		3,331	sq. m.
Incentives Scheme Large plot (>3,000 m2)	20%	666	sq. m.
Incentives Scheme (Commercial office use)	10%	333	sq. m.
Incentives Scheme (Energy Efficiency)	5%	167	sq. m.
<b>Total Density used for commercial use</b>		<b>4,497</b>	<b>sq. m.</b>
Density including verandas	25%	5,621	sq. m.

## Scenario B: Student Accommodation

Commercial use Density – Office use			
Roadway deduction	5%	206	sq. m.
Green Area deduction	15%	588	sq. m.
Total Building Density for commercial use		3,331	sq. m.
Incentives Scheme Large plot (>3,000 m2)	0%		sq. m.
Incentives Scheme (Student accom. use)	30%	719	sq. m.
Incentives Scheme (Energy Efficiency)	5%	167	sq. m.
<b>Total Density used for commercial use</b>		<b>4,217</b>	<b>sq. m.</b>
Density including verandas	25%	5,271	sq. m.