


4,125m² 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	Excluded	Title transfer fee	~€164 600.00	Common expenses	None
		Price per SQM	€1 018.00/m²		

Representative: Kazo Real Estate

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

Price change history

€4 200 000 on Oct 10, 2025



LAND DETAILS

Plot Info			
Reg. No.	Plot A		Units
Lot. No	0/27023		804
District	Lemesos		
Municipality	Dimos Kato Polemidion		
Quarter	Apostolos Varnavas		
Area	4,125	sq. m.	
Planning Zone 1 - Commercial	72%	Eβ	
Area - Zone 1	2,970	sq. m.	
Building Density	100%	%	
Building Coverage	50%	%	
Planning Zone 2 - Residential		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.
Maximum Building Coverage		2,269	sq. m.
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.
Total Density used for commercial use		4,497	sq. m.
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.
Total Density used for commercial use		4,217	sq. m.
Density including verandas	25%	5,271	sq. m.