

# Commercial Plot In Mesa Geitonia, Limassol

## Chalkoutsa, Mesa Geitonia, Limassol, Cyprus Provinces



7000000

\* Subject to VAT DP00257/SJ\_0002

### Description

The asset is a large commercial field of 3,364 sqm, located in Mesa Geitonia Municipality of Limassol. The field is adjacent to Spyrou Kyprianou Avenue, next to Agios Stefanos Foundation and approx. 400m from Jumbo Megastore. It benefits from a good shape and a flat surface that enable its easy development. The surrounding is characterised by few new commercial developments, medium quality houses and empty fields and plots. The property falls into the Planning Zones EB4 - Commercial (2,190sqm) and KA5 - Residential (1,174 sqm) that allow for: EB4: 140% Density, 50% Coverage KA5: 100% Density, 50% Coverage However, upon agreement with Local Authorities, the field has been registered as a plot and the Commercial zone EB4 has penetrated across the entire land area. In addition, further advantages have been provided, relevant to the maximum allowed height of the zone and parking spaces requirements.

|               |                 |                 |                              |
|---------------|-----------------|-----------------|------------------------------|
| Coverage - %  | Density 140%    | Zone COMMERCIAL | Land Area 3364m <sup>2</sup> |
| Max-Height -m | Title Deeds Yes |                 |                              |



### Property Details

- Water Available -
- Electricity Available -
- Asphalt Road -
- Near Village -
- Near City Centre Yes
- Countryside view -
- See view -
- City view -

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