

COMMERCIAL AND  
RESIDENTIAL PLOT IN  
POTAMOS  
GERMASOGEIAS -  
2404M<sup>2</sup>

#1210

€5,500,000



Subcategory: Residential, C...



Area: 2404m<sup>2</sup>



Zone: Eß6, Ka8



Build factor: 100%, 60%



Cover factor: 50%, 35%



Max height: 11.3m, 8.3m



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P R O P E R T Y F O R S A L E



# COMMERCIAL AND RESIDENTIAL PLOT IN POTAMOS GERMASOGEIAS - 2404M<sup>2</sup>

## OVERVIEW

 Limassol, Germasogeia  Building Plot  1210

## DESCRIPTION

Excellent location surrounded by amenities. This mixed commercial and residential plot with development opportunity is in the heart of Yermasoyia and Potamos Yermasoyias, offers an opportunity to purchase Eβ6 zoning plot of 238m<sup>2</sup> and build commercial units and to purchase Ka8 zoning plot of 2166m<sup>2</sup> and build residential units. This area has seen a dramatic change in the last years, with the addition of many new coffee shops, restaurants, retails, and new construction housing. A great opportunity to buy and build multi-purpose property on Eβ6 and Ka8 zoning. The property can be delivered vacant at JIT. Property benefits from significant frontage on the heavily trafficked retail corridor of Christaki Kranou. The density and infill characteristics of this location create high barriers to entry for competition and new development in a mature commercial and residential market. The property is surrounded by retailers, businesses, minutes away from the beach and a breath away from the high way road. The area alone has gone through a genesis in revitalization with recent development projects going on this street alone and permits.

## FEATURES

Easy access to main roads	Easy access to highway	Investment opportunity
City view	Prime land	Country view
Near bus route		

## DISTANCES

<b>Amenities:</b> 100 m	<b>Airport:</b> 50 km	<b>Sea:</b> 2 km
<b>Public transport:</b> 10 m	<b>Schools:</b> 1.5 km	<b>Resort:</b> 500 m



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