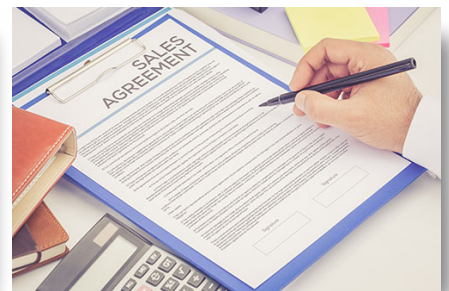


COMMERCIAL AND
RESIDENTIAL PLOT IN
POTAMOS
GERMASOGEIAS -
2404M²

#1210

€5,500,000



Subcategory: Residential, C...



Area: 2404m²



Zone: Eß6, Ka8



Build factor: 100%, 60%



Cover factor: 50%, 35%



Max height: 11.3m, 8.3m



Grigori Afxentiou 8A,
4005, Mesa Geitonia
Limassol

sales@quastilo.com
+357 95 727 000
quastilo.com



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

COMMERCIAL AND RESIDENTIAL PLOT IN POTAMOS GERMASOGEIAS - 2404M²

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 238m² and build commercial units and to purchase Ka8 zoning plot of 2166m² 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

| | | |
|-------------------------------|------------------------|----------------------|
| Amenities: 100 m | Airport: 50 km | Sea: 2 km |
| Public transport: 10 m | Schools: 1.5 km | Resort: 500 m |



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