

Land in Platres, Limassol

For Sale : **€ 260,000**

Description
Residential Plot with Exceptional Building Coefficient – Pano Platres, Limassol

This residential plot of 1135 m² is located in one of the most scenic and elevated areas of Pano Platres, offering an outstanding opportunity for development. Benefiting from a rare and grandfathered planning license dating back to 1980, this plot allows for a significantly higher building density than typical for the area, making it ideal for constructing a small hotel, private villas, or a boutique residential project.

Key Plot Details:
– Location: Pano Platres, Limassol
– Plot Area: 1135 m²
– Planning Zone: H3
– Building Density: 60%
– Coverage Ratio: 35%
– Maximum Height: 8.3 m
– Floors Allowed: 2
– Road Access: Asphalt road
– Utilities: Electricity and water available
– Elevation: Approx. 1180 m above sea level

Development Highlights:
– Old building permit from 1980 securing higher density rights
– Buildable area up to 680 m²
– Ideal for residential villas or a small-scale hospitality development
– Excellent panoramic views of Limassol, the Mediterranean Sea, Psilo Dendro Forest, Kaledonia Waterfalls, and Troodos mountains

Location Advantages:
– Prime elevated position above Forest Park Hotel
– Next to DEOK Mountain Resort
– Peaceful natural surroundings with close proximity to hiking trails and forest parks
– Easy access to village amenities and tourism infrastructure

This is a unique opportunity to acquire a well-positioned and versatile residential plot in one of Limassol’s most picturesque mountainous locations, with rare development potential already in place.

Contact us to request documentation or schedule a viewing.

Details

Property Type: **Land** Status: **Available** Website

Main Features

Property Subtype: **Plot**

Area

Plot Area: **1,135m²**

Gallery





