

Commercial Plot in Kapsalos, Limassol

For Sale : **€ 900,000**

Description
Prime Commercial Plot for Sale – Spyrou Kyprianou Avenue, Limassol
General Description
An exceptional commercial plot for sale located on the prestigious Spyrou Kyprianou Avenue, in the vibrant Kapsalos area of Limassol.
This property offers a unique opportunity for commercial development in one of the city's most strategic and high-traffic business zones, surrounded by major offices, retail spaces, and lifestyle amenities.
With its central location, excellent visibility, and versatile development potential, this plot is ideal for investors or developers looking to establish a modern office building, retail complex, or mixed-use property in a thriving commercial corridor.
Property Details
Location: Spyrou Kyprianou Avenue, Kapsalos – Limassol
Zone: Eβ4 (Commercial)
Plot Area: 512 m²
Building Density: 140%
Coverage Ratio: 50%
Maximum Floors: 4
Maximum Height: 17 meters
Orientation: North
Shape: Square
Access: Direct road frontage on Spyrou Kyprianou Avenue
Key Features & Advantages
Prime position on one of Limassol's most commercial avenues
High visibility and easy access for both vehicles and pedestrians
Suitable for office, retail, or mixed-use development
Square-shaped plot ensuring design flexibility
Offers urban and town views
Fully serviced with access to utilities
Location Highlights
Positioned in one of Limassol's busiest commercial corridors, the area provides direct access to essential services and top-tier amenities.
Within immediate reach, residents and professionals will find supermarkets, pharmacies, restaurants, cafés, schools, kindergartens, and corporate offices of both local and international companies.
The plot also benefits from excellent connectivity, allowing a 15-minute drive to major destinations such as the Limassol Marina, Old Town, District Court, My Mall, Neapolis, and the Germasogeia Tourist Area.
Investment Potential
This property represents a rare commercial opportunity in one of Limassol's most sought-after business zones.
Its location, visibility, and planning parameters make it ideal for high-yield commercial projects, ensuring long-term rental demand and capital appreciation.
Whether developed for corporate use or investment purposes, this plot provides exceptional potential for those looking to secure a prime position within Limassol's rapidly evolving commercial landscape.
Viewing Information
For additional details or to arrange a private viewing of this exclusive commercial plot, please contact our Sales Department.

Details

Property Type: **Land** Status: **Available** Unit Number: **SP16305**
Website

Area

Plot Area: **512m²**