

Residential Plot in Parekklisia, Limassol

For Sale : **€ 380,000**

Description
This generously sized residential plot in Parekklisia, Limassol offers an exceptional development opportunity in one of Limassol's fast-growing eastern villages. Comprising two adjacent plots with a combined area of approximately 3,124 m², the property enjoys an ideal position close to a wide range of amenities and services — including schools and supermarkets — and benefits from excellent direct access to the motorway, making travel to Limassol city centre, the seafront tourist areas, and other districts quick and easy.

The land abuts a registered road, providing immediate and clear access, and falls within planning zone H5, which permits residential development across the site. The split-zone breakdown gives the buyer significant flexibility: 74% of the area carries a 30% building coefficient and 20% coverage coefficient, while the remaining 26% carries a 10% building and 10% coverage coefficient. Both sections allow a maximum of two floors and a maximum building height of 8.3 m, making this an ideal site for a single villa, a small set of houses, or a residential investment development.

Key Features:
– 3,124 m² total plot (two adjacent parcels)
– Planning zone H5 — 74% area: building coefficient 30%, coverage coefficient 20%
– Planning zone H5 — 26% area: building coefficient 10%, coverage coefficient 10%
– Maximum 2 floors / maximum height 8.3 m
– Abuts on a registered road
– Close to schools, supermarkets and other everyday amenities
– Excellent access to the motorway

Combining a strong location, registered road access, and flexible planning permissions, this plot represents a rare and attractive opportunity for owner-builders looking to construct a private home in a peaceful village setting, as well as for developers and investors seeking a well-positioned site for a small residential project in one of Limassol's most accessible suburbs.

Details

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

Main Features

Property Subtype: **Plot**

Area

Plot Area: **3,124m²** Total Area: **3,124m²**

Energy & Heating

Energy Efficiency Grade: **H**

Gallery

