

Residential Plot in Mesovounia, Germasogeia

Keryneias, Mouttagiaka 4045, Cyprus

For Sale : **€ 2,950,000**

Description
MESOVOUNIA, GERMASOGEIA, LIMASSOL — a rare 1,163 m² sea-view residential building plot with planning permit and clean title.

Set on the Mesovounia hillside, one of Limassol's most discreet and established residential addresses, among private villas valued at €5M+. Held privately for years and never previously offered, it now comes to the open market for the first time. Planning permission and full architectural plans are already in place, so the new owner skips the usual design and approval stage. Unobstructed Mediterranean sea views, clean title, no encumbrances.

Plot overview:
- Type: Residential building plot
- Plot area: 1,163 m²
- Planning zone: Ka9 (residential, low density)
- Building coefficient: 40% — up to ~465 m² buildable
- Coverage: 25% (~290 m²)
- Max height: 2 floors / 10 m
- Utilities: water, electricity and telecommunications connected
- Title deed: clean, no encumbrances
- Planning permit: granted
- VAT: not applicable

Location: Mesovounia, Germasogeia — a quiet hillside above Limassol. 5 min to the coast, 10 min to Limassol centre, 35 min to Larnaca International Airport, with unobstructed sea views and a green valley & mountain backdrop.

Documentation available to qualified buyers on request: title deed, planning permit, architectural plans and topographic survey. Viewings by appointment only.

Details

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

Main Features

Property Subtype: **Plot**

Area

Plot Area: **1,163m²** Total Area: **1,163m²**

Energy & Heating

Energy Efficiency Grade: **H**

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