

Listed house with Plans & Permit in Agia Triada, Limassol

Georgiou Gennadiou St, Limasol 3041, Cyprus

For Sale : **€ 390,000**

Description
A traditional listed townhouse in the heart of Limassol's historic centre, 100 m from Agia Triada church and Heroes' Square. The property presents an exceptional restoration and redevelopment opportunity, with significant development incentives and future value-creation potential.

Property details: plot size 195 m2, planning zone Pa8b, building density 140%, total permitted building area 273 m2. The listed traditional townhouse requires restoration and benefits from the range of incentives available under Cyprus legislation for listed buildings.

Architectural plans have already been prepared for the restoration of the listed townhouse (86.75 m2) and the construction of a new building at the rear (71.00 m2), giving a total proposed development area of 157.75 m2. The property also retains approximately 115.5 m2 of unused building density, offering further development or transferable density potential.

Architectural plans and development designs have been completed and submitted to the relevant authorities; the permitting process is at an advanced stage. Includes garden and attic/loft.

Details

Property Type: **House**
Status: **Available**
Website

Main Features

Property Subtype: **Semi-detached House**
Construction Stage: **Resale**
Bedrooms: **2**
Covered Parking: **1**

Area

Covered Area: **158m²**
Plot Area: **195m²**
Total Area: **158m²**

Energy & Heating

Energy Efficiency Grade: **H**

Gallery
















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