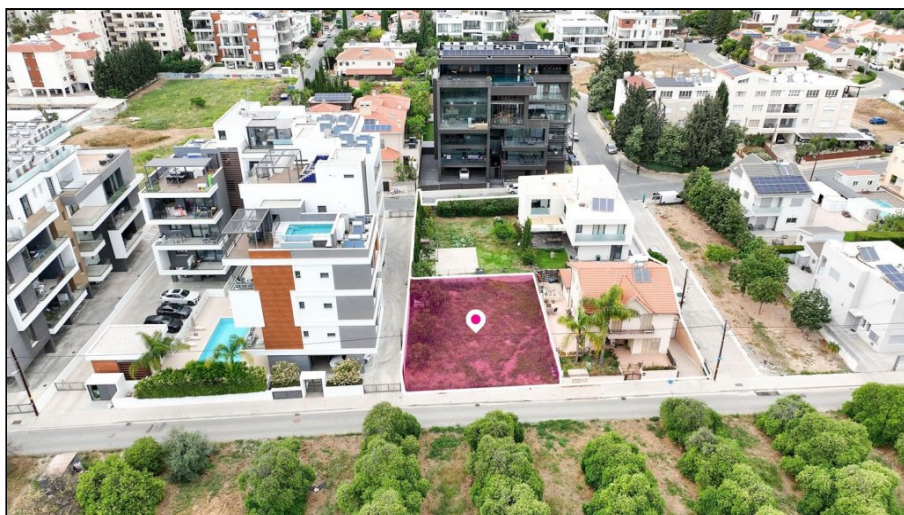




(Share) Distributed Touristic Plot in Germasogeia, Limassol

For Sale : € 650,000

Description

Strategic share of plot, ideal for residential or touristic development, situated in the prime coastal area of Potamos Germasogeias, Germasogia, Limassol.

Property Highlights:

- Total Plot Area: 1,554sq.m. (1/4 share, approximately 388sq.m.)
- Frontage: Approximately 17m of road frontage on Mouson Street
- Shape & Terrain: Regular shape with relatively flat terrain, offering optimized building efficiency and easy accessibility.
- Infrastructure: Benefiting from direct access to registered asphalt roads, pedestrian connectivity, and close proximity to existing utility networks and urban infrastructure.

Investment Potential: This well-positioned parcel represents an attractive opportunity for a boutique residential or touristic development in one of Limassol's most sought-after coastal areas. Its strategic location near the beachfront and surrounding high-end developments allows for flexible planning and strong long-term capital appreciation potential.

Key Features / Why Invest:

- o Development Ready: Flat topography and registered road access reduce preliminary development costs.
- o Prime Coastal Area: Located within the highly desirable Potamos Germasogeias tourist district, an area with continuous demand for residential and holiday properties.
- o Value Retention: Excellent location near Dasoudi Beach and the Limassol tourist area enhances resale and rental potential.
- o Location:
 - Located within the coastal zone of Potamos Germasogeias,
 - Approximately 300m north of Dasoudi Beach
 - Approximately 270m northwest of the Limassol Olympic Swimming Pool.

The property is surrounded by established residential developments, tourist accommodations, and urban amenities, ensuring strong long-term value appreciation.

Planning Zone: Touristic Zone: TT5

Permitted Uses: Hotels, tourist villas/apartments, offices, and residential developments

Building density: 100% **Coverage:** 50% (up to 3 floors, max height of 13.5m)

There is a Distribution Agreement in place.

Details

Property Type: **Land**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Tourist**

Furnished: **Unfurnished**

Area

Plot Area: **388m²**

Gallery

