

#11591

# 626m<sup>2</sup> Residential Flat Plot For Sale Ayios Tychonas Limassol

📍 Ayios Tychonas, LIMASSOL

€395,000 +VAT





# Overview

## Specifications

Area

 626 m<sup>2</sup>

Type

**Building Plot**

## Description

Located in the prestigious area of Agios Tychonas, this prime residential plot offers an excellent opportunity for a private residence or investment development.

The plot measures 626m<sup>2</sup> and benefits from all essential infrastructure in place, including a registered road, pavements, electricity, and water supply. With a 50% building density and 30% coverage factor, the land allows for the construction of a spacious two-storey property up to 8.3m in height.

Positioned in a quiet cul-de-sac, the plot enjoys a peaceful setting while still offering very easy access to the highway, making it ideal for convenient everyday living. The land is completely flat, providing an easy and cost-effective building process.

An additional highlight is the 233m<sup>2</sup> green area directly in front of the plot offering extra privacy and a pleasant natural environment.

Reg No: 864 License No. 272/E

# Additional information

## Features

Cul de sac

Easy access to highway

Easy access to main roads

Next to green area

Prime land

Quiet area

## Distances

Amenities



1 km

Sea



1.5 km

## Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Res	30%	50%	8.3 m	2	-