#11591

626m2 Residential Flat Plot For Sale Ayios Tychonas Limassol

Agios Tychonas, LIMASSOL

€395,000 +VAT




REEN AREA
233m2











Overview

Specifications

Area

626 m^2

Type	**Building Plot**

Description

Drone Video shows actual view from 8.3m height or potential roof garden.

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^2 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^2 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	-