

#4348

3734m² Building Plot Sea Views

📍 Agios Tychonas, Limassol

€735,000 ~~€935,000~~





Overview

Specifications

Area

 **3734 m²**

Type

Building Plot

Description

The asset is a ready constructed building plot (Oikopedo) of 3734 sqm.

The plot has a road frontage of 110m that connects the village to the sea front area of Amathus and Santa Barbara. A very pleasant walk to the beach takes 20 minutes. The land enjoys unobstructed valley and sea views towards the south.

The site obtained Planning Approval in March 2019 with a density of 50%. Planning was granted for two blocks, each of four floors consisting of 14 large apartments, 7 apartments within each block. The total internal covered area is 1826 sqm plus an additional total external covered balconies area of 426 sqm making a total of 2252 sqm. The plot is now designated as a “Building Plot” (Oikopedo) of 3734 sqm as shown on the attached title deeds, with a 50% internal build area allocation.

Ayios Tyhonas is a tranquil village, and only 10 minutes by car to Limassol Marina and Limassol town centre. The highway that connects Ayios Tyhonas and Limassol Town Centre and the airports of Larnaca and Paphos is only a 3 minute drive from River Valley.

The owners are happy to also consider selling the company shares subject to professional and legal advice.

The property is a registered building plot that has an almost regular rectangular shape facing towards the west, on two shelves of almost even surface adjoined via a slopping surface.

It enjoys frontage of approximately 110 meters on the east on a public asphalted road. It also abuts a pedestrian walkway on the south.

The property also enjoys unobstructed views towards the sea and the valley.

Additional information

Features


Sea view

Distances

Sea

 2 km

Public transport

 2 km

Planning zones

| Zone | Cover factor | Build factor | Max height | Max floors | Affected percentage |
|------|--------------|--------------|------------|------------|---------------------|
| Com | - | 50% | - | - | - |
| Res | - | 50% | - | - | - |