


#7482



## INDUSTRIAL LAND 5352M IN YPSONAS, LIMASSOL

€540,000

 Ypsonas, Limassol

This is a rare opportunity to acquire a prime industrial plot in the Ypsonas area, offering a total land size of 5352m<sup>2</sup>. The plot is divided into two zones:

64% Industrial Zone (Bα4): Covering 3425m<sup>2</sup>, this area has a building density of 90% and a coverage ratio of 60%, perfect for constructing large-scale industrial facilities.

36% Forest Zone (Δα3): Spanning 1927m<sup>2</sup>, this area allows for 5% construction, suitable for external storage, parking, or other supporting infrastructure within your fenced warehouse area.

The property is situated in a strategic location near Limassol Port and offers excellent connectivity to the highway, making it ideal for logistics and storage operations.


Additionally, the land has electricity and water connections, making it ready for immediate construction. You can even build a huge basement, which won't count towards the official building coverage—an excellent bonus for those looking to maximize space!

Area

 5352 m<sup>2</sup>



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