

#2729



## 11000 sqm plot (Residential)

€2,100,000

 Moni, Limassol

11,000 sqm building Plot for Sale in Moni, Limassol – 60% Building Zone, Sea Views, Permits in Place

A rare opportunity is available for a prime building plot in the Moni area of Limassol, Cyprus, ideally suited for those seeking to develop a luxury residence or invest in a prestigious project.

### Key Features:

**Location:** Moni, Limassol – a peaceful, green area just 15 minutes from Limassol city, known for its tranquility and proximity to amenities.

**Plot Zone:** H3, The land falls within a 60% building density zone, allowing for significant development potential. (Note: Most listings in Moni reference 30–40% density, so a 60% zone is notably generous and rare in the area.)

**Views:** The plot offers partially sea views, with the elevated position of Moni providing both southern vistas to the Mediterranean and northern views to the hills.

**Permits:** Both planning and building permits are in place for the construction of a grand detached villa with a total covered area of 1,500 sqm, streamlining the development process and saving significant time and administrative effort.

**Project Vision:** The site is ideal for a luxury villa project, with artist's impression photos of the proposed villa available

