

## 14,138m<sup>2</sup> Plot for Sale in Monagroulli, Limassol District

We are pleased to offer this prime development land located in the serene village of Monagroulli, offering exceptional potential for residential or mixed-use development. This expansive plot of 14,138 square meters is situated in a peaceful and elevated location, granting spectacular sea views and surrounded by the natural beauty of Cyprus. With convenient access to the main highway and a short drive to Limassol's city center, this plot is ideal for those looking to invest in a tranquil yet connected setting. X

### Key Features:

Land Size: 14,138 sqm

Zoning: H6 (Residential)

Building Density: 20%

Building Coverage: 20%

Floors Allowed: 2

Sea ...

Property Info		Plot / Area Info		Additional info	
Furnishing	<b>Unfurnished</b>	Plot area	<b>14138</b>	Reference Number	<b>L-102745</b>
				Property type	<b>Land and Plots</b>
			Condition		
Amenities		Location			<b>Pre-Owned</b>
		<b>Location:</b> Monagroulli		Region: <b>Limassol</b>	
		Coordinates: <b>34.748226 / 33.212566</b>			

## Price: €1 600 000 + VAT

VAT for this property is **€254,495** or **€304,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€60 600.00</b> <b>€113.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€1 350 000 on Sep 4, 2023

€1 600 000 on Nov 18, 2025

