

14,138m² 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.

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	Unfurnished	Plot area	14138	Reference Number	L-102745
				Property type	Land and Plots
				Condition	Pre-Owned
Amenities	Location				
	Location: Monagroulli		Region: Limassol		
	Coordinates: 34.748226 / 33.212566				

## 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	<b>~€60 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€113.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€1 350 000 on Sep 4, 2023  
 €1 600 000 on Nov 18, 2025

