


4,348m² Plot for Sale in Ypsonas, Limassol District

The land is located in the Ypsonas area of Limassol and is suitable for a residential complex. The land is currently under separation and is awaiting for a separate title deed. Build factor is 60%, coverage is 35% with 2 floors allowed to be built. 

| Property Info |  | Plot / Area Info |      | Additional info  |                |
|---------------|--|------------------|------|------------------|----------------|
| Furnishing    | Unfurnished                            | Plot area        | 4348 | Reference Number | L-102991       |
|               |  |                  |      | Property type    | Land and Plots |
|               |  |                  |      | Condition        | Pre-Owned      |
| Amenities     | Location                               |                  |      |                  |                |
|               | Location: Ypsonas                      |                  |      | Region: Limassol |                |
|               | Coordinates: 34.68852347 / 32.95858152 |                  |      |                  |                |

## Price: €450 000 + VAT

VAT for this property is **€83,327** or **€85,500**. 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>~€14 600.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€103.00/m²</b>  |                 |             |

## 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> |
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## Price change history

€450 000 on Sep 4, 2023

