

## 2,435m<sup>2</sup> Plot for Sale in Agios Tychonas, Limassol District

Reference ID: #SA34480 Price details: €876,000 +VAT For sale a residential plot in Agios Tychonas, ideally positioned just 5 minutes from the beach. This 2,643 sqm plot offers a build density of 30% and a coverage ratio of 20%, providing a fantastic opportunity to construct a spacious and comfortable home. Located in a highly sought-after area, this plot combines close proximity to the coast with plenty of room for your perfect living environment. Enjoy unobstructed views of the sea and city. The plot will have road access. X

| Property Info |             | Plot / Area Info |             | Additional info  |                       |
|---------------|-------------|------------------|-------------|------------------|-----------------------|
| Covered Area  | <b>2643</b> | Plot area        | <b>2435</b> | Reference Number | <b>SA34480</b>        |
|               |             |                  |             | Property type    | <b>Land and Plots</b> |
|               |             |                  |             | Condition        | <b>Brand New</b>      |

| Amenities | Location   |
|-----------|--|
|           | <b>Location:</b> Agios Tychonas      Region: <b>Limassol</b><br>Coordinates: <b>34.72410808933 / 33.148284229703</b> |

## Price: €876 000 + VAT

VAT for this property is **€159,480** or **€166,440**. 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<br>Price per SQM | <b>None</b><br><b>€360.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
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## Price change history

€876 000 on Jun 20, 2024

