

## 5,686m<sup>2</sup> Plot for Sale in Fasoula Lemesou, Limassol District

Reference ID: #SA34751 Price details: €950,000 +VAT Plot for sale in Fasoula, Limassol district. The immediate area comprises of undeveloped parcels of land and some residential developments. The asset falls within residential planning zone:-H3, with a building density coefficient of 60%, coverage density coefficient of 35%, in 2 floors and a maximum height of 8,3m. Net building coefficient after deductions (ΑΗΚ/ΔΧΠ/ΡΥΜΟΤΟΜΙΑ) is approx.. 2,650 + covered verandas. Also completed the topographer work, geotechnical study, as well as the drawing for the development of 9 villas + 5 apartments and submitted for the planning permit. PLUS V.A.T



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**2650**

Plot area

**5686**

Reference Number

**SA34751**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Fasoula Lemesou

Region: **Limassol**

Coordinates: **34.764726613989 / 33.029924071184**

**Price: €950 000 + VAT**

VAT for this property is **€172,972** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€167.00/m<sup>2</sup></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>
Phone: <b>+35777000111</b>			

**Price change history**

€950 000 on Aug 6, 2024

