

## 397m<sup>2</sup> Building for Sale in Limassol - Kapsalos

Situated in the heart of Kapsalos, this residential building sits on a 524 sq.m. plot and offers an exceptional development opportunity. Currently configured as a ground floor and upper floor house, each unit features three bedrooms, including a master bedroom with an ensuite shower, a family bathroom, a guest toilet, separate kitchens with dining areas, and spacious living rooms with office space. X

The property benefits from 50% coverage and 120% density, providing the potential for up to 630 sq.m. of covered areas across three floors. Located just 100m from main roads, amenities, bus stops, and only 2km from the beach and Limassol Marina, this is an ideal location for residential ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>397</b>			Reference Number	<b>26404</b>
Furnishing	<b>Unfurnished</b>	Plot area	<b>524</b>	Property type	<b>Building</b>
					<b>Pre-Owned</b>
Amenities		Location			
• Guest WC		<b>Location:</b> Limassol - Kapsalos		Region: <b>Limassol</b>	
Coordinates: <b>34.694966492171 / 33.037353039485</b>					

## Price: €870 000 + VAT

VAT for this property is **€119,280** or **€165,300**. 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>~€31 400.00</b> <b>€2 191.00/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>
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## Price change history

€990 000 on Sep 6, 2024

€870 000 on Nov 18, 2025

