

## 17937m<sup>2</sup> Building for Sale in Agios Tychonas, Limassol District

Unique investment opportunity in one of Limassol's most prestigious and desirable areas, Agios Tychonas. This project involves the development of an expansive 17,937 sq.m. plot, situated in a prime luxury neighborhood with panoramic sea views and easy access to the coastline. Its enviable location ensures high demand from high-end buyers.

Details

Total Plot Size: 17,937 sq.m.

Phase 1: Development of 5 luxury villas

Phase 2: Development of 12 additional villas

Architectural drawings for both phases are available

Planning permit application for Phase 1 was submitted 8 months ago, with approval expected shortly

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>17937</b>	Plot area	<b>17937</b>	Reference Number	<b>54284</b>
				Property type	<b>Building</b>
				Condition	<b>Under Construction</b>

### Amenities

### Location

**Location:** Agios Tychonas Region: **Limassol**

## Price: €2 300 000 + VAT

VAT for this property is **€434,307** or **€437,000**. 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>None</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€128.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>

Phone: **+35725310243, +35770000889**

## Price change history

€2 300 000 on Oct 9, 2024



Land area	18400m <sup>2</sup>
Roads	1645m <sup>2</sup>
Green and playground	1590m <sup>2</sup>
Total sellable area	3377m <sup>2</sup>
Plot Sizes:	410-980m <sup>2</sup>
Number of Villas	17
3 bedrooms 14	(119-185m <sup>2</sup> )
4 bedrooms 4	(224m <sup>2</sup> )

