

## 1,295m<sup>2</sup> Plot for Sale in Limassol - Agios Spyridon

Reference ID: #SA35729 Price details: €2,200,000 +VAT Two plots of land totaling 1295 square meters are for sale, with a building coefficient of 140%. They come with urban planning permission (no building permit) and architectural designs for a 5-story office building, including a roof garden, basement, ground floor, and mechanical floor. The total covered area, both interior and exterior is 4293 square meters, with an interior area of 3396 square meters. The plots are located in one of Limassol's most commercial areas, near Agio Spyridona / Zakaki, close to amenities such as cafes, restaurants, gyms, and more. One plot is subject to VAT, while the other is not. ☒

Property Info	Plot / Area Info	Additional info	
		Reference Number	<b>SA35729</b>
Plot area	<b>1295</b>	Property type	<b>Land and Plots</b>
		Condition	<b>Brand New</b>

Amenities	Location	
	<b>Location:</b> Limassol - Agios Spyridon Coordinates: <b>34.674406326428 / 33.011498587225</b>	Region: <b>Limassol</b>

**Price: €2 200 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€1 699.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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**Representative: Smart Assets**

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**Price change history**

€2 200 000 on Jan 14, 2025



LEVEL	AREA DESCRIPTION	INTERIOR AREA			COVERED EXTERIOR AREA		TOTAL COVERED AREA	
		FAR INCLUDED	FAR EXCLUDED	TOTAL	COVERED VERANDA	OTHER		
BASEMENT	COMMON	0	53,5	54	0	0	54	
	AHK(SERVICES)		14	14				
	AHK SUBSTATION	0	22,5	23	0	0	23	
	STORAGE ROOM	0	20	20				
GROUND	PARKING	0	747,5	748	0	0	748	
	COMMON	0	78	78	0	0	78	
	LOBBY	0	82	82	0	0	82	
MECHANICAL	PARKING	0	0	0	0	125	125	
	COMMON	0	54	54	0	0	54	
	SERVICES	0	276	276	0	0	276	
1st	COMMON	54	0	54	0	0	54	
	OFFICE 101	385	0	385	45	0	430	
2nd	COMMON	54	0	54	0	0	54	
	OFFICE 201	332,5	0	333	96	0	428	
3rd	COMMON	54	0	54	0	0	54	
	OFFICE 301	312,5	0	313	109	0	422	
4th	COMMON	54	0	54	0	0	54	
	OFFICE 401	372	0	372	58	0	430	
5th	COMMON	54	0	54	0	0	54	
	OFFICE 501	322	0	322	105	0	427	
ROOF GARDEN	COMMON		54	54			54	
	SERVICES			0		194,5	195	
	ROOF GARDEN			0		200	200	
TOTALS		0	1994	1401,5	3396	412	520	4293

AREA LIST