


## 3,969m<sup>2</sup> Plot for Sale in Monagroulli, Limassol District

For sale in Monagroulli, three adjacent fields sold together as one, with a total size of 3,969 sq.m. and 20% building density. The land is suitable both for housing development or plot division, offering flexibility for investors or individuals seeking long-term value. 

A key advantage is the newly developed public registered road, which now provides official access to the property. Located just 10 minutes from the beach and 15 minutes from Limassol, the fields combine convenience with a peaceful setting.

The property also benefits from a recent official valuation, ensuring a transparent and reliable pricing reference. A promising opportunity for development in an area with ...

### Property Info

### Plot / Area Info

### Additional info

Plot area	<b>3969</b>	Reference Number	<b>31277</b>
		Property type	<b>Land and Plots</b>
		Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Monagroulli

Region: **Limassol**

Coordinates: **34.744467663005 / 33.208008314887**

**Price: €370 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>~€11 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€93.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€370 000 on Sep 27, 2025

