

## 604m<sup>2</sup> Plot for Sale in Ypsonas, Limassol District

Reference ID: #SA32404 Price details: €320,000 This 604 sqm residential plot in Ypsonas is a prime real estate opportunity. Situated in a tranquil area, it's just a short stroll from Ypsonas Town Hall and the 2nd Primary School. The plot boasts a flat surface and is positioned on a quiet dead-end street, making it an ideal location for the immediate development of either two houses or a block of flats. All essential utility services, including electricity, water, and internet, are readily available. The plot also offers convenient access to the highway, with My Mall and the Casino just minutes away. With a build density of 90%, up to three floors can be constructed, covering 50% of the plot. X

Property Info	Plot / Area Info	Additional info	
Covered Area	<b>604</b>	Plot area	<b>604</b>

Reference Number

**SA32404**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Ypsonas

Region: **Limassol**

Coordinates: **34.693283174444 / 32.959885474619**

## Price: €320 000 + VAT

VAT for this property is **€49,674** or **€60,800**. 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>~€9 400.00</b>		
Title deed	<b>Has Title</b>	Price per SQM	<b>€530.00/m<sup>2</sup></b>	Common expenses	<b>None</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>
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## Price change history

€290 000 on Oct 19, 2023

€300 000 on Jun 12, 2024

€320 000 on Oct 5, 2024

