

## 3,227m<sup>2</sup> Plot for Sale in Ypsonas, Limassol District

Reference ID: #SA32328  
Price details: €760,000 +VAT  
Plot 3227 sqm for sale, located in Ypsonas Municipality in Limassol District. Villas and houses as well as schools and the new Limassol Arena Stadium. The property has the potential to be served by all the utility services i.e. water, electricity and telecommunication. The asset falls within the Residential Planning Zone Κα8(63%)-Κα7(17%)-Δα2(16%)-Γα4(3%), with a building density coefficient of 60%-80%-1%-10% and a coverage coefficient of 35%-45%-1%-10%, over 2-3 floors and 10-13.5m maximum height. PLUS V.A.T X

| Property Info     | Plot / Area Info |           |             | Additional info  |
|-------------------|------------------|-----------|-------------|------------------|
| Covered Area      | <b>N/A</b>       |           |             | Reference Number |
| Covered Veranda   | <b>N/A</b>       | Plot area | <b>3227</b> | Property type    |
| Uncovered Veranda | <b>N/A</b>       |           |             | Condition        |

| Amenities | Location  |
|-----------|---|
|           | <b>Location:</b> Ypsonas                              |
|           | Coordinates: <b>34.693032031828 / 32.944760461173</b> |

**Price: €760 000 + VAT**

|     |                 |                                     |  |                 |             |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>~€27 000.00<br/>€236.00/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**

€760 000 on Oct 19, 2023

