

## 705m<sup>2</sup> Plot for Sale in Limassol - City Center

Reference ID: #SA31839 Price details: €2,000,000 Commercial property / corner plot on Makarios Avenue with an old building in the plot and therefore no vat applies. There is immense potential and it is a corner plot as well. Size: 705 m<sup>2</sup> Building Density: 180% Coverage Ratio: 50% Incentives for extra density: 63m<sup>2</sup> for Photovoltaic 190m<sup>2</sup> if 20% of the building is residential 254m<sup>2</sup> transfer from listed buildings NO VAT



### Property Info

Covered Area **705**  
Heating **Yes**

### Plot / Area Info

Plot area **705**

### Additional info

Reference Number  
Property type  
Condition

**SA31839**  
**Land and Plots**  
**Brand New**

### Amenities

### Location

**Location:** Limassol - City Center  
**Coordinates:** **34.684157029771 / 33.032229700916**

Region: **Limassol**

## Price: €2 000 000 + VAT

VAT for this property is **€320,426** or **€380,000**. 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>
		Price per SQM	<b>€2 837.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€1 850 000 on Oct 19, 2023  
 €2 000 000 on Dec 23, 2023  
 €1 900 000 on Apr 15, 2025  
 €2 000 000 on May 20, 2025

