

9,305m² Plot for Sale in Ypsonas, Limassol District

Reference ID: #SA30684 Price details: €1,600,000 Residential Land for sale in Ypsonas Area in a very prominent area close to the highway, allows residential developments Villas and houses as well as schools and the new Limassol Arena Stadium. Front adjacent to road. Ideal for development of a number of residential buildings. The plot falls within the following Planning Zone Kα8 (71%) with a building density coefficient of 60% and a coverage coefficient of 35%, over 2 floors and 10m maximum height, Kα7 (19%) with a building density coefficient of 80% and a coverage coefficient of 45%, over 3 floors and 13,5m maximum height and Δα2 (10%). PLUS V.A.T

Property Info

Covered Area

9305

Plot / Area Info

Plot area

9305

Pool

No

Additional info

Reference Number

SA30684

Property type

Land and Plots

Condition

Pre-Owned

Amenities

Location

Location: Ypsonas

Region: **Limassol**

Coordinates: **34.695729506871 / 32.940808120072**

Price: €1 600 000 + VAT

VAT for this property is **€300,389** or **€304,000**. 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	Excluded	Title transfer fee	~€60 600.00	Common expenses	None
		Price per SQM	€172.00/m²		

Representative: Smart Assets

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A
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Price change history

€1 445 000 on Oct 19, 2023

€1 600 000 on Mar 29, 2025

