

## 9,305m<sup>2</sup> 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	Plot / Area Info	Additional info
Covered Area <b>9305</b>	Plot area Pool	Reference Number <b>SA30684</b> Property type <b>Land and Plots</b> Condition <b>Pre-Owned</b>

Amenities	Location
	<b>Location:</b> Ypsonas Region: <b>Limassol</b> Coordinates: <b>34.695729506871 / 32.940808120072</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€60 600.00</b> <b>€172.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

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## Price change history

€1 445 000 on Oct 19, 2023

€1 600 000 on Mar 29, 2025

