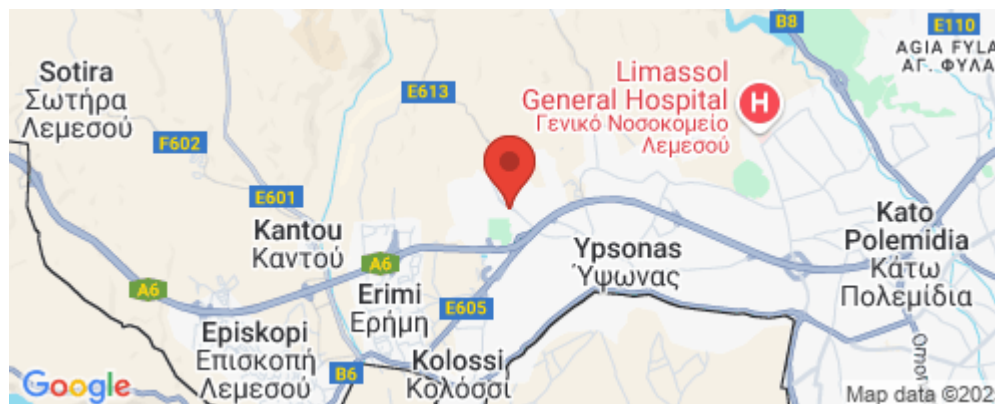


## 9,305m<sup>2</sup> Plot for Sale in Ypsonas, Limassol District

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

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  
**Coordinates:** **34.695729506871 / 32.940808120072**

Region: **Limassol**

## 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	<b>~€60 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€172.00/m<sup>2</sup></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>
Phone: <b>+35777000111</b>			

## Price change history

€1 445 000 on Oct 19, 2023  
 €1 600 000 on Mar 29, 2025

