

## 6,136m<sup>2</sup> Plot for Sale in Ypsonas, Limassol District

Reference ID: #SA29815 Price details: €1,400,000 +VAT Mixed use residential and commercial land in Ypsonas with easy access to all roads. 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 Κα7&Εβ with a building density coefficient of 80% and a coverage coefficient of 45%, over 3 floors and 13,5m maximum height. PLUS V.A.T X

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>6136</b>	Plot area	<b>6136</b>	Reference Number
				Property type
				Condition

Amenities	Location
	<b>Location:</b> Ypsonas
	Coordinates: <b>34.687129447974 / 32.976435971253</b>

## Price: €1 400 000 + VAT

VAT for this property is **€261,209** or **€266,000**. 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>~€52 600.00</b> <b>€228.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€1 300 000 on Oct 19, 2023

€1 400 000 on Feb 6, 2025

