

## 23,186m<sup>2</sup> Plot for Sale in Agios Tychonas, Limassol District

Reference ID: #SA25747 Price details: €2,000,000 +VAT The property comprises of a field located in Ayios Tychonas area in Limassol District. The land is around 23000 SQM, with about 2450 SQM being in the building Zone with a building factor of 30%, the rest is agricultural land on which up to 10 % can be built on a single project. It has a right of way from the main road. The Land is on a relatively steep slope with about 10000 SQM of it having sea views, and rest mountain view. On the existing building zone, one could built either a huge Villa of about 750SQM, or 2 very good size Villas with unobstructed views and is situated in a most prestigious area of Limassol, just few minutes driving.

Property Info	Plot / Area Info			Additional info
Covered Area	<b>2450</b>	Plot area	<b>23186</b>	Reference Number <b>SA25747</b>
				Property type <b>Land and Plots</b>
				Condition <b>Pre-Owned</b>

Amenities	Location
	<b>Location:</b> Agios Tychonas Region: <b>Limassol</b> Coordinates: <b>34.732880429263 / 33.129581028989</b>

## Price: €2 000 000 + VAT

VAT for this property is **€362,857** 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 Price per SQM	<b>~€76 600.00</b> <b>€86.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

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License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 400 000 on Oct 19, 2023

€2 000 000 on Apr 24, 2025

