

## 2 Bedroom House for Sale in Limassol District

This bungalow is located in the historic town center, within walking distance of all local amenities and the sea. 

The property has an approximate internal area of 100 sq.m. and offers excellent redevelopment potential. It may be renovated or demolished to allow for the construction of a small block of studio or one-bedroom apartments.

The plot benefits from a building density of 120% and a coverage coefficient of 70%, permitting the development of up to two floors with a maximum height of 10 metres (Πα9β).

### Property Info

Covered Area **100**  
 Furnishing **Unfurnished**

### Plot / Area Info

Plot area **167**

### Additional info

Reference Number **32662**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **1**

### Amenities

#### Location

Region: **Limassol**  
 Coordinates: **34.679521 / 33.045941**

## Price: €370 000 + VAT

VAT for this property is **€18,500** or **€70,300**. 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>~€11 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 700.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€370 000 on Feb 3, 2026

