

**AUCTION DATE:** 29/07/2019  
**AUCTION TIME:** 12:30 p.m.  
**AUCTION LOCATION:** 22 PARTHENONOS STR, 4190 IPSONAS, LIMASSOL

**AUCTIONEER:** CHARIS TSANGARIDES  
**TEL :** 99445377  
**RESERVE SALE PRICE:** €591.200

**Location**



**Notes**

1. The residence, approximately 60 years old, has a total area of 400m<sup>2</sup> of covered space and consists of a ground floor and a first floor.
2. The ground floor has a covered area of 190 m<sup>2</sup>. and the first floor has a covered area of 172 sq.m. about.
3. Outside the house is served by garden, verandas, yard and auxiliary building, covered area of 38 sq.m. which operates as a covered parking space and office.
4. It underwent a substantial renovation some seventeen years ago and internal maintenance on the ground floor some nine years ago.

**Location**

**Property Characteristics**

|                                 |                          |
|---------------------------------|--------------------------|
| <b>District</b>                 | Limassol                 |
| <b>Municipality / Community</b> | Municipality of Limassol |
| <b>Location</b>                 | Agia Zoni                |

|                              |  |
|------------------------------|--|
| <b>Type of Property</b>      | 2 Storey building, yard, external building, water pool |
| <b>Land Area (sq.m.)</b>     | 573  |
| <b>Building Area (sq.m.)</b> | 400 approximately                                      |

**Title Deed Details**

**Town Planning Details**

|                     |           |
|---------------------|-----------|
| <b>Reg. No.</b>     | 3/43678   |
| <b>Share</b>        | 1/1       |
| <b>Sheet / Plan</b> | 54/580301 |
| <b>Part</b>         | 3         |
| <b>Plot No.</b>     | 335       |

|                           |       |
|---------------------------|-------|
| <b>Town Planning Zone</b> | Kα3   |
| <b>Max. Density</b>       | 140%  |
| <b>Max. Coverage</b>      | 50%   |
| <b>No. of Floors</b>      | 4     |
| <b>Max. Height (m)</b>    | 17,00 |

**Picture 1**



**Picture 2**

