

## 6,689m<sup>2</sup> Plot for Sale in Strovolos, Nicosia District

This huge commercial plot is located in Strovolos area of Nicosia. It s in the most ideal and privileged location since is very near of the business center of Nicosia with immediate access to the highway with 35 minutes to Larnaka and approx 50 minutes to Limassol. It s approximately 1 km from the American Heart Medical Center. The land has already permits for the development of a private clinic. The plans are for a three floor building with total covered space 3534 sq.m. plus three basement levels. The total buildable area is 9261 sq.m. Maximum Building density 100 Maximum Coverage density 50 Floors 2

### Property Info

### Plot / Area Info

### Additional info

Plot area

**6689**

Reference Number

**VL21587**

Property type

**Land and Plots**

Condition

**Brand New**

### Amenities

### Location

**Location:** Strovolos Region: **Nicosia**

**Price: €4 000 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€598.00/m<sup>2</sup></b>		

**Representative: Nicolaou Estates**

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

**Price change history**

€4 000 000 on Nov 2, 2023

