

1,600m² Plot for Sale in Latsia, Nicosia District

The property is a commercial field with a prime location in Latsia. It abuts to Giannou Kranidioti avenue with a road frontage of 60m and to Arch. Makariou III avenue with a road frontage of 50m.



The field has a total land area of 1,600sqm.

The field is situated in heart of Latsia’s commercial area including retail stores, big supermarkets, restaurants, fast-food chains, pharmacies, bakeries and many more. The property is only a 5mins drive from Nicosia’s General Hospital, the Mall of Cyprus, IKEA and other big stores. It provides easy access to the highway.

Ideal for commercial developments such as shops, offices, clinic centers etc, subject to obtainin...

| Property Info |          | Plot / Area Info |      | Additional info  |                                   |
|---------------|----------|------------------|------|------------------|-----------------------------------|
| Covered Area  | 1600     | Plot area        | 1600 | Reference Number | 9006                              |
|               |          |                  |      | Property type    | Land and Plots                    |
|               |          |                  |      | Condition        | Brand New                         |
| Amenities     | Location |                  |      |                  |                                   |
|               |          |                  |      | Region:          | Nicosia                           |
|               |          |                  |      | Coordinates:     | 35.117373328382 / 33.377954078399 |

## Price: €1 600 000 + VAT

VAT for this property is **€283,000** or **€304,000**. 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 | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 000.00/m<sup>2</sup></b> |                 |             |

## Representative: GoGordian (Gordian Servicing)

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|--|------------|------------|--|
| Registration number                      | <b>N/A</b> | Email      | <b>seraclidou@gordianservicing.com</b> |
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## Price change history

€2 000 000 on Nov 9, 2023  
 €1 600 000 on Jun 26, 2024



