

## 1,581m<sup>2</sup> Plot for Sale in Nicosia District

This corner plot presents a rare opportunity to acquire a plot with highly beneficial zoning in a desirable location on Makariou Avenue in the centre of Nicosia. The plot has a total area of 1.581sqm and due to its position there are government incentives like high building density over 200 . It is located at the junction of Makarious Avenue with Filimonos Street is approximately 120m from the Hilton Hotel and is near to all the main services and to the business and shopping areas in the centre of the capital. The field is zoned as EB1 commercial with 200 building density 50 coverage 10 floors and a maximum height of 38m. THE PRICE IS SUBJECT TO VAT.

### Property Info

### Plot / Area Info

### Additional info

Plot area

**1581**

Reference Number

**VL31257**

Property type

**Land and Plots**

Condition

**Brand New**

### Amenities

### Location

Region: **Nicosia**

**Price: €3 400 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 151.00/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**

€3 400 000 on Dec 21, 2023

