

## 15,800m<sup>2</sup> Plot for Sale in Kalavastos, Larnaca District

Lovely piece of land available in the beautiful hills of Kalavastos. This vast area enjoys stunning views of the surrounding village and is ideal for a huge development type project. Just 30kms to Limassol, 40kms to Larnaca and 60kms to Nicosia. All amenities and utilities are in close proximity as well as road access. Almost 10,000m<sup>2</sup> of the land enjoys 90% building density, 50% coverage and an allowance of 2 floors in a residential zone. The remaining 6000m<sup>2</sup> has a 6% building density factor. Must be seen to fully appreciate. Please call for further information and a viewing.



### Property Info

Furnishing

**Unfurnished**

### Plot / Area Info

Plot area

**15800**

### Additional info

Reference Number

**L-104005**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

#### Location

**Location:** Kalavastos

Region: **Larnaca**

Coordinates: **34.7731966 / 33.28686983**

**Price: €1 600 000 + VAT**

VAT for this property is **€301,873** 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>~€60 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€101.00/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**

€1 600 000 on Sep 4, 2023



