

## 4,616m<sup>2</sup> Plot for Sale in Strovolos, Nicosia District

Reference ID: #SA33783 Price details: €1,240,000 +VAT This asset is a plot located in Strovolos, Nicosia. The plot totals 4616 sqm and has a regular shape with a flat even surface. The immediate area comprises of residential developments and benefits from very good accessibility towards Nicosia city centre and the motorway. The property is covered by all utility services (water, electricity and telecommunication). The property falls within industrial planning zone Kα7 with 80% building density, 45% coverage, on 2 floors and a maximum height of 10m. PLUS V.A.T ✖

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**4616**

Plot area

**4616**

Reference Number

**SA33783**

Property type

**Land and Plots**

Condition

**Brand New**

### Amenities

### Location

**Location:** Strovolos

Region: **Nicosia**

Coordinates: **35.115041163293 / 33.358424115812**

## Price: €1 240 000 + VAT

VAT for this property is **€229,959** or **€235,600**. 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>€269.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€1 240 000 on Mar 13, 2024

