

## 1,719m<sup>2</sup> Plot for Sale in Strovolos, Nicosia District

Reference ID: #SA33780  
Price details: €500,000 +VAT  
Residential plot in an attractive and popular location in Strovolos Municipality. The property has excellent access to the Nicosia city center, the motorway and to an abundance of amenities and services. In general, it is an excellent area which designates an increased demand for residential properties due to its central location and its accessibility. It is considered as an excellent choice for a land developer or an individual. Planing zone: Kα6  
Building Coeficient: 90 %  
Coverage coefficient: 50 %  
Maximun Floors Allowed: 2  
Maximun building height: 10 m  
PLUS V.A.T X

| Property Info | Plot / Area Info |           | Additional info |   |
|---------------|------------------|-----------|-----------------|---|
| Covered Area  | <b>1719</b>      | Plot area | <b>1719</b>     | Reference Number<br>Property type<br>Condition              |
|               |                  |           |                 | <b>SA33780</b><br><b>Land and Plots</b><br><b>Brand New</b> |

| Amenities | Location   |
|-----------|--|
|           | <b>Location:</b> Strovolos<br>Region: <b>Nicosia</b><br>Coordinates: <b>35.130037439888 / 33.35317034382</b> |

## Price: €500 000 + VAT

VAT for this property is **€88,892** or **€95,000**. 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<br>Price per SQM | <b>None</b><br><b>€291.00/m<sup>2</sup></b> | Common expenses | <b>None</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>                     |
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## Price change history

€500 000 on Mar 13, 2024

