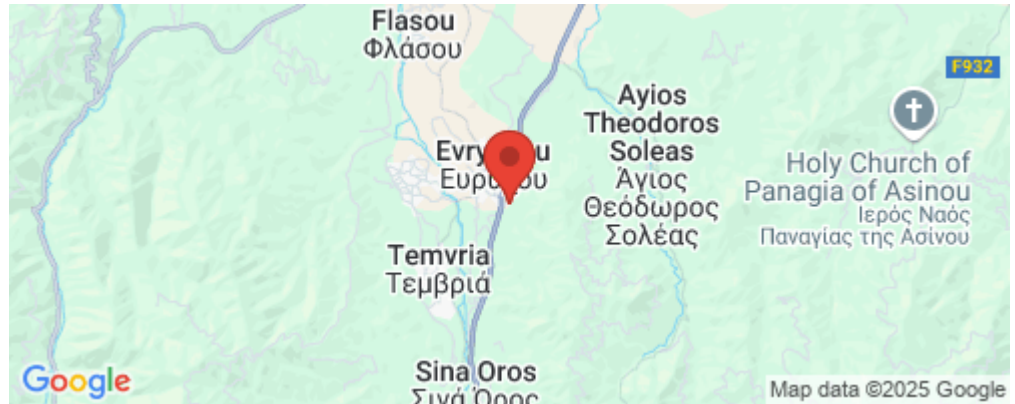


## 653m<sup>2</sup> Plot for Sale in Evrychou, Nicosia District

The property is an agricultural plot in Evrychou. It is located 130m from the main road which leads to Troodos and 320m from the center of the community.



The property has a total land area of 653sqm with a frontage of 20m along its southwest border and 21m along its northeast border.

It offers close proximity to amenities such as schools, bank, bakery, restaurants and cafes and easy access to the main road to Troodos.

The property falls within an agricultural zone, however, according to the provisions of the Planning Authorities, it can be utilised for a residential development with maximum building density 60%, coverage 35%, in 2 floors and maximum height 8.3m.

## Price: €35 200 + VAT

VAT for this property is **€5,556** or **€6,688**. 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>~€528.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€54.00/m²</b>		

## Representative: GoGordian (Gordian Servicing)

Registration number	<b>N/A</b>	Email	<b>seraclidou@gordianservicing.com</b>
License number	<b>N/A</b>	Legal name	<b>GoGordian (Gordian Servicing)</b>
Phone: <b>+35780004321, +35722812065</b>			

## Price change history

€44 000 on Jul 19, 2023  
 €35 200 on Sep 25, 2024

