

1,032m² Plot for Sale in Agioi Omologites, Nicosia District

The property is situated in a very central area of Nicosia Ayioi Omologites. Very prestigious location near the Presidential Palace Ministry of Foreign Affairs approx. 30 000 people pass by the property daily. Some points to be considered are the following 1 Possible Increase in FAR Floor Area Ratio by buying air rights off nearby landmark buildings. 2 City incentives Poleodomia may allow 2 additional floors for one extra underground parking floor to be verified by your architect . 3 City offers additional building incentives for creating a specified green area in the front part of the lot. It is called in Greek πράσινη πλατεία υψηλής προδιαγραφής. It shoul...

Property Info

Plot / Area Info

Additional info

Plot area

1032

Reference Number

VL36271

Property type

Land and Plots

Amenities

Location

Location: Agioi Omologites Region: **Nicosia**

Price: €3 500 000 + VAT

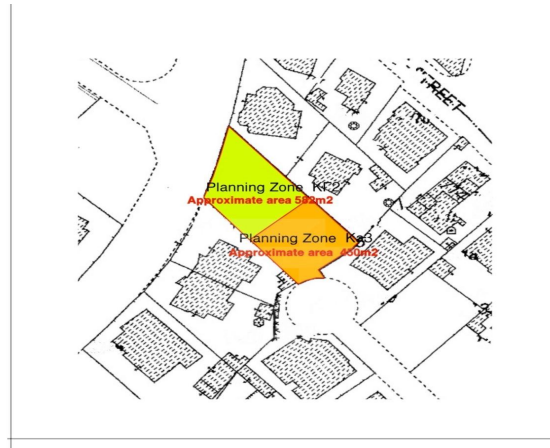
VAT	Excluded	Title transfer fee	~€136 600.00	Common expenses	None
		Price per SQM	€3 391.00/m²		

Representative: Nicolaou Estates

Registration number	693	Email	pnicolaou@nicolaouestates.com
License number	365/E	Legal name	Nicolaou Estates LTD
Phone:			

Price change history

€3 500 000 on Apr 26, 2024



The under study plot 735 lies in two planning zone areas Kf2 and KA3 building coefficient 160% and 140% respectively.

	Planning Zone Area Kf2	Residential Development / Offices
	Planning Zone Area Ka3	Residential Development

Plot size **1032m2**