

## 1,032m<sup>2</sup> 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	nfo Plot / Area Info		Additional info	
	Plot area	1032	Reference Number	VL36271
			Property type	<b>Land and Plots</b>

Amenities Location

Location: Agioi Omologites Region: Nicosia



Price: €3 500 000 + VAT

VAT Excluded

Title transfer fee ~€136 600.00

Price per SQM €3 391.00/m²

Common expenses None

**Representative: Nicolaou Estates** 

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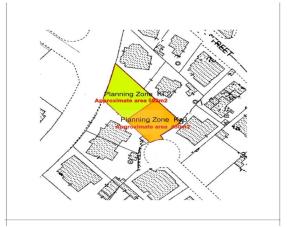
License number 365/E Legal name Nicolaou Estates LTD

Phone:

## **Price change history**

€3 500 000 on Apr 26, 2024





The under study plot 735 lies in two planning zone areas K $\Gamma$ 2 and KA3 building coefficient 160% and 140% respectively.

Planning Zone Area Ka3 Residential Development

Planning Zone Area ΚΓ2 Residential Development / Offices

Plot size 1032m2