

## 4,971m<sup>2</sup> Plot for Sale in Tseri, Nicosia District

Residential field is located in Tseri Nicosia. The property has a rectangular shape with a flat surface.

Access to the plot is via a registered road with a total road frontage of 60m.

It is also noted that there is an EAC substation situated within the field and an expired division permit to 6 plots.

The property falls within Zone Kα8, with a building coefficient of 60%, coverage of 35%, and permission for 2 floors (10m) of construction.

### Property Info

Covered Area

**4971**

### Plot / Area Info

Plot area

**4971**

### Additional info

Reference Number

**47370**

Property type

**Land and Plots**

### Amenities

### Location

**Location:** Tseri Region: **Nicosia**

## Price: €335 000 + VAT

VAT for this property is **€62,235** or **€63,650**. 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>~€10 000.00</b>          | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€67.00/m<sup>2</sup></b> |                 |             |

## Representative: 1st Class Homes

|                     |              |            |  |
|---------------------|--------------|------------|--|
| Registration number | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number      | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |

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## Price change history

€375 000 on May 24, 2024

€335 000 on Oct 23, 2024

