

## 868m<sup>2</sup> Plot for Sale in Aglantzia, Nicosia District

A plot located in Nicosia district.

The property has an area of 868sqm the plot has a rather irregular shape and a flat even surface.

The immediate area comprises of residential developments, undeveloped plots of land as well as commercial developments such as showrooms and office buildings. The area benefits from very good accessibility towards Nicosia city centre.

The property has the potential to be covered by all utility services (water, electricity and telecommunication)

The property falls within residential planning zone Kα3 with 140% building density, 50% coverage, 4 floors and a maximum height of 17/14.3m.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**868**

Plot area

**868**

Reference Number

**18175**

Property type

**Land and Plots**

Condition

**Under Construction**

### Amenities

### Location

**Location:** Aglantzia Region: **Nicosia**

## Price: €355 000 + VAT

VAT for this property is **€58,861** or **€67,450**. 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>None</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€409.00/m²</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

€450 000 on May 24, 2024

€355 000 on Sep 26, 2024

