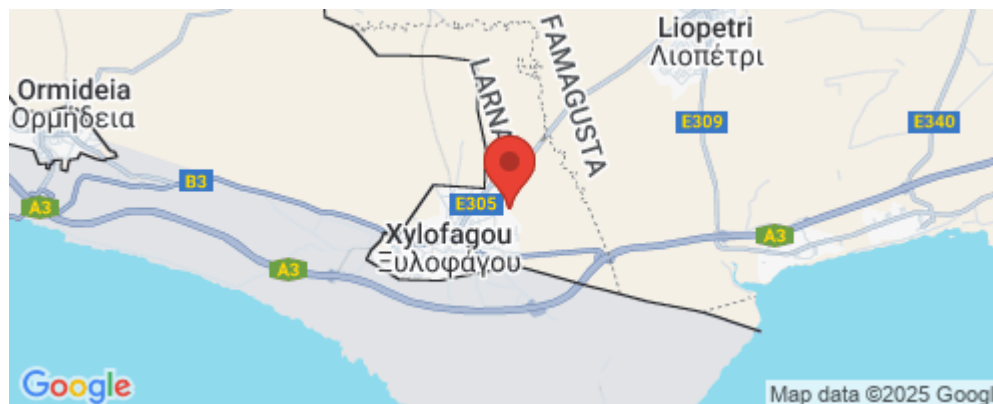


## 8,346m<sup>2</sup> Plot for Sale in Xylofagou, Larnaca District

Residential field, extending to about 8.346sq.m. in total, located in Xylofagou village, Larnaca.



The property has an flat surface and its access is via a registered dirt road with total frontage of approximately 150m.

A planning permit for the division to 8 plots has been submitted to the local authorities. Currently pending approval. The proposed division to plots will be as follow:

- Plot 1, total area 547 sq.m frontage 21m
- Plot 2, total area 584 sq.m frontage 24m
- Plot 3, total area 525 sq.m frontage 43m
- Plot 4, total area 586 sq.m frontage 22m
- Plot 5, total area 822 sq.m frontage 26m
- Plot 6, total area 602 sq.m frontage 44m
- Plot 7...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>8346</b>	Plot area	<b>8346</b>	Reference Number	<b>23457</b>
				Property type	<b>Land and Plots</b>
				Condition	<b>Pre-Owned</b>

**Location**

**Location:** Xylofagou

Region: **Larnaca**

Coordinates: **34.981748 / 33.859081**

## Price: €315 000 + VAT

VAT for this property is **€59,057** or **€59,850**. 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>~€9 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€38.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€315 000 on Aug 2, 2024







