

## 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	
				Reference Number	23457
Covered Area	8346	Plot area	8346	Property type	Land and Plots
				Condition	Pre-Owned
Amenities		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

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## Price change history

€315 000 on Aug 2, 2024







