

## 2,174m<sup>2</sup> Plot for Sale in Nicosia District

- ✓ Located approximately 165m northwest of Pano Pyrgos centre
- ✓ Total area: 2174m<sup>2</sup>
- ✓ Irregular shape
- ✓ Benefits approximately 103m road frontage
- ✓ Also benefits 23m frontage along a registered footpath
- ✓ The immediate area of the asset comprises of residential developments and undeveloped parcels of land.

The asset was acquired by Themis Portfolio Management Holdings Limited within the restructuring framework provided for in the Cyprus tax legislation. We recommend that you seek independent advice regarding any property transfer fees that may be applicable.

Property Info	Plot / Area Info	Additional info	
		Reference Number	<b>38948</b>
Plot area	<b>2174</b>	Property type	<b>Land and Plots</b>
		Condition	<b>Pre-Owned</b>

Amenities	Location
	Region: <b>Nicosia</b>
	Coordinates: <b>35.156319 / 32.680269</b>

**Price: €52 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€780.00</b> <b>€24.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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**Representative: Kalogirou Real Estate**

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License number	<b>569/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€52 000 on Aug 9, 2024

