

## 1,673m<sup>2</sup> Plot for Sale in Lythrodontas, Nicosia District

- ✓ Located 2.6km northwest of Lythrodontas and 1.1kmt northeast of Lythrodontas
- Analiontas main road.
- ✓ Total area: 836m<sup>2</sup> (50% share of 1,673m<sup>2</sup>)
- ✓ Irregular shape
- ✓ Just 8m west of the nearest registered road.
- ✓ The immediate area comprises of several residential as well as 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                     |
|---------------|---|-------------------------------------|
|               | Plot area <b>1673</b>                   | Reference Number <b>39046</b>       |
|               |   | Property type <b>Land and Plots</b> |
|               |   | Condition <b>Pre-Owned</b>          |
| Amenities     | Location                                |                                     |
|               | <b>Location:</b> Lythrodontas           | Region: <b>Nicosia</b>              |
|               | Coordinates: <b>34.956487 / 33.2973</b> |                                     |

**Price: €32 000 + VAT**

|     |                 |                    |                             |                 |             |
|-----|-----------------|--------------------|-----------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€480.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€19.00/m<sup>2</sup></b> |                 |             |

**Representative: Kalogirou Real Estate**

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

**Price change history**

€32 000 on Aug 9, 2024

