

## 3,345m<sup>2</sup> Plot for Sale in Lythrodontas, Nicosia District

- ✓ Located approximately 2.6km northwest of Lythrodontas and approximately 1.1km northeast of Lythrodontas - Analiontas main road.
- ✓ Irregular shape with sloped surface.
- ✓ The immediate area comprises of agricultural 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  |                       |
|---------------|------------------|------------------|-----------------------|
|               |                  | Reference Number | <b>39052</b>          |
| Plot area     | <b>3345</b>      | Property type    | <b>Land and Plots</b> |
|               |                  | Condition        | <b>Pre-Owned</b>      |

| Amenities | Location   |
|-----------|--|
|           | <b>Location:</b> Lythrodontas<br>Region: <b>Nicosia</b><br>Coordinates: <b>34.971222 / 33.278871</b> |

**Price: €20 000 + VAT**

|     |                 |                                     |   |                 |             |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>~€300.00</b><br><b>€6.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

**Representative: Kalogirou Real Estate**

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

**Price change history**

€20 000 on Aug 9, 2024

