

## 4,952m<sup>2</sup> Plot for Sale in Geri, Nicosia District

- ✓ Located in Geri, Nicosia approximately 1,5km northwest of Geri and approximately 570m northwest of Ilias Poulos sports centre.
- ✓ Total area: 4952m<sup>2</sup>
- ✓ Δα2 ( 13% ) , Κα8 ( 64% ) , ΑΖ ( 23%)
- ✓ Regular shape with flat surface
- ✓ Just 105m northeast 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	
		Reference Number	<b>39055</b>
	Plot area <b>4952</b>	Property type	<b>Land and Plots</b>
		Condition	<b>Pre-Owned</b>
Amenities	Location		
	<b>Location:</b> Geri	<b>Region:</b> <b>Nicosia</b>	
	<b>Coordinates:</b> <b>35.115116 / 33.403888</b>		

**Price: €230 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€5 800.00</b> <b>€46.00/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**

€230 000 on Aug 9, 2024

