

## 635m<sup>2</sup> Plot for Sale in Lythrodontas, Nicosia District

- ✓ Located approximately 20m west from Glafkou Kliridi street, in Lythrodontas
- ✓ Regular shape and an even surface.
- ✓ Benefits from a registered road frontage of 14m.
- ✓ Total area: 635m<sup>2</sup>
- ✓ Residential planning zone H3: build zone 60%, cover zone 35%, max height 8.3m, max floors 2



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>635</b>	Reference Number	<b>39375</b>
			Property type	<b>Land and Plots</b>
			Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Lythrodontas                      Region: **Nicosia**  
**Coordinates:** **34.961331 / 33.293416**

**Price: €45 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>~€675.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€71.00/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**

€45 000 on Aug 9, 2024

