


## 836m<sup>2</sup> Plot for Sale in Lythrodontas, Nicosia District

A 50% share, 836 sq.m., of a residential field extending to approximately 1673sq.m. The field has a relatively flat surface and can request for an access through the nearest registered road which is approximately 8m away. 

The asset is located approx. 675m northeast from the centre of the community and approx. 170m northeast from the Lythrodontas - Analiontas main road.

The property falls within Zone H2, with a building coefficient of 90%, coverage of 50%, and permission for 2 floors (8,3m) of construction.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**836**

Plot area

**836**

Reference Number

**46378**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Lythrodontas

Region: **Nicosia**

Coordinates: **34.9563211 / 33.2987151**

## Price: €24 000 + VAT

VAT for this property is **€3,957** or **€4,560**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€360.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€29.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€24 000 on Aug 10, 2024

