

1,338m² Plot for Sale in Lythrodontas, Nicosia District

A 57% share of a residential field extending to about 1,338 sq.m (4/7 of 2,342sq.m. in total).

The property is regularly shaped with a flat surface and access is via a registered road, with a frontage of approximately 30m.

The property falls within the residential zone H2 with a building coefficient of 90%, coverage of 50%, and permission for 2 floors (8.3m) of construction.



Property Info

Covered Area

1338

Plot / Area Info

Plot area

1338

Additional info

Reference Number

46381

Property type

Land and Plots

Condition

Pre-Owned

Amenities

Location

Location: Lythrodontas

Region: **Nicosia**

Coordinates: **34.9552039 / 33.2936584**

Price: €40 000 + VAT

VAT for this property is **€6,972** or **€7,600**. 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	Excluded	Title transfer fee	~€600.00	Common expenses	None
		Price per SQM	€30.00/m²		

Representative: Kalogirou Real Estate

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License number	569/E	Legal name	N/A
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Price change history

€40 000 on Aug 10, 2024

