

## 2,481m<sup>2</sup> Plot for Sale in Agia Marina Xyliatou, Nicosia District

This is a 33% share of a residential field extending to approximately 2,481 sq.m ( 1/3 share of 7.445 sq.m. in total).

Access to the field is via a right of way.

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

The property is located approximately 300m north of the E907 route (Agia Marina-Vyzakia).



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**7.445**

Plot area

**2481**

Reference Number

**46406**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Agia Marina Xyliatou

Region: **Nicosia**

Coordinates: **35.0489952 / 33.0493751**

## Price: €45 000 + VAT

VAT for this property is **€2,250** or **€8,550**. 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>~€675.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€18.00/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 10, 2024

