

## 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 Inf	fo	Additional info	
				Reference Number	46406
Covered Area	7.445	Plot area	2481	Property type	<b>Land and Plots</b>
				Condition	<b>Pre-Owned</b>

**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	Evolvedod	Title transfer fee	~€675.00		
	Excluded	Price per SOM	€18.00/m <sup>2</sup>	Common expenses	None

## **Representative: Kalogirou Real Estate**

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## **Price change history**

€45 000 on Aug 10, 2024



