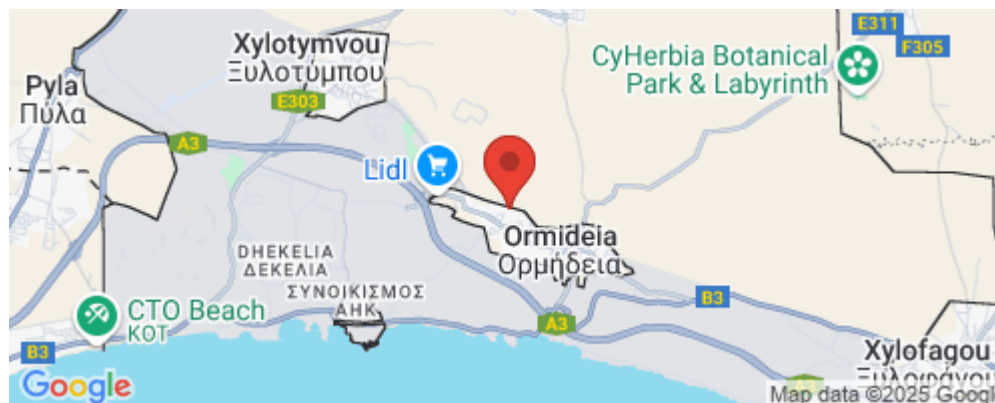


## 1,087m<sup>2</sup> Plot for Sale in Ormideia, Larnaca District

50% share of a residential field, extending to about 2.174 sq.m. in total. The property is regularly shaped with a flat surface. Access to the field is via a registered road which is facing the southwest and north eastern side of the property. Distribution agreement in place.



The asset is located approx. 1km northwest from Ormideia's center, approx. 1km north from Larnaka - Famagusta highway and approx. 1.8km north from the seafront.

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

**2.174**

Plot area

**1087**

Reference Number

**46503**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Ormideia

Region: **Larnaca**

Coordinates: **34.997886 / 33.770468**

## Price: €48 750 + VAT

VAT for this property is **€2,438** or **€9,263**. 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>~€731.25</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€45.00/m²</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: +35724003723 |              |            |                                     |

## Price change history

€48 750 on Aug 10, 2024



