

## 17,057m<sup>2</sup> Plot for Sale in Kakopetria, Nicosia District

Two residential and special protection fields, extending to about 17.057 sq.m. in total. Access to the field is via a public registered road with total frontage of approx. 60m X

The asset is located approx. 900m from B9 motorway and approx. 1.3km from Kakopetria village centre.

This property consists of:

Property with registration number 0/7513, extending to approximately 10.368 sq.m. in total and falls within a duel Zone H5 (76%), with a building coefficient of 30%, coverage of 20%, and permission for 2 floors (8.3m) of construction and Zone Z1 (24%) , with a building coefficient of 6%, coverage of 6%, and permission for 2 floors (8.3m) of construction

Property ...

| Property Info | Plot / Area Info |           | Additional info |                  |                       |
|---------------|------------------|-----------|-----------------|------------------|-----------------------|
| Covered Area  | <b>17.057</b>    | Plot area | <b>17057</b>    | Reference Number | <b>46612</b>          |
|               |                  |           |                 | Property type    | <b>Land and Plots</b> |
|               |                  |           |                 | Condition        | <b>Pre-Owned</b>      |

| Amenities | Location                    | Region                        |
|-----------|-----------------------------|-------------------------------|
|           | <b>Location:</b> Kakopetria | <b>Region:</b> <b>Nicosia</b> |

Coordinates: **34.981441 / 32.903361**

## Price: €285 000 + VAT

VAT for this property is **€14,250** or **€54,150**. 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<br>Price per SQM | <b>~€8 000.00</b><br><b>€17.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€285 000 on Aug 10, 2024

