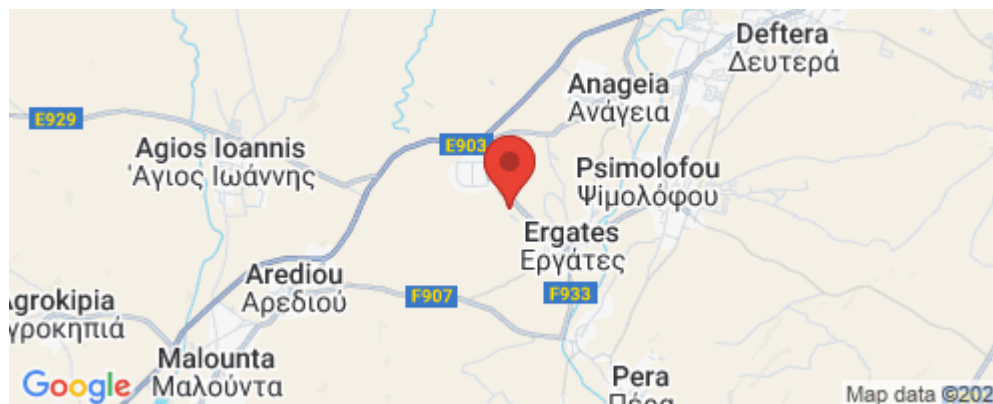


## 3,679m<sup>2</sup> Plot for Sale in Ergates, Nicosia District

Residential field of total area 3679m<sup>2</sup>, located in the village of Ergates, in the district of Nicosia. The field falls within H3 (Residential Zone), with a maximum building factor 60% and coverage 35%. The field is landlocked and is being serviced by an unregistered dirt road. It has a slightly irregular shape and the surface is fairly flat. On the title deed the plot is registered as a field and during the onsite inspection it was found cultivated.



### Property Info

Covered Area

**3679**

### Plot / Area Info

Plot area

**3679**

### Additional info

Reference Number

**46722**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

#### Location

**Location:** Ergates

Region: **Nicosia**

Coordinates: **35.05918 / 33.232972**

## Price: €89 000 + VAT

VAT for this property is **€16,402** or **€16,910**. 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>~€1 375.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€24.00/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

€89 000 on Aug 10, 2024



