

## 2,174m<sup>2</sup> Plot for Sale in Evrychou, Nicosia District

The property refers to a 50% share of a residential field 2,174 ssq.m., extending to about 4.348 sq.m. in total.

Access to the field is via a registered road with a total frontage of approximately 52m.

Distribution agreement is in place.

The asset is located approximately 1.2km to the motorway, and approximately 7km from kakopetria.

The property falls within Zone H4, with a building coefficient of 40%, coverage of 25%, and permission for 2 floors (8.3m) of construction.



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**4.348**

Plot area

**2174**

Reference Number

**46731**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Evrychou

Region: **Nicosia**

Coordinates: **35.0469217 / 32.8979717**

**Price: €23 000 + VAT**

VAT for this property is **€1,150** or **€4,370**. 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>~€345.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€23 000 on Aug 10, 2024

