

## 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	
				Reference Number	46731
Covered Area	4.348	Plot area	2174	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/m²</b>		

## Representative: Kalogirou Real Estate

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## Price change history

€23 000 on Aug 10, 2024

