

## 8,697m<sup>2</sup> Plot for Sale in Psematismenos, Larnaca District

Two sea view, adjacent residential fields extending to about 8.697 sq.m. in total are located in Psematismenos, Larnaca. Both fields abut government owned land on their eastern border and access is via a registered road with a total road frontage of approximately 30m.



The surrounding area of the assets is primarily residential.

This property consists of:

Property with registration number 0/11538 extending to approximately 4.014sq.m. in total and falls within Zone H3 with a building coefficient of 60%, coverage of 35%, and permission for 2 floors (8.3m) of construction.

Property with registration number 0/11888 extending to approximately 4.683sq.m. in total an...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**8.697**

Plot area

**8697**

Reference Number

**46736**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Psematismenos

Region: **Larnaca**

Coordinates: **34.7669636 / 33.3532569**

## Price: €199 000 + VAT

VAT for this property is **€9,950** or **€37,810**. 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>~€4 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€23.00/m<sup>2</sup></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>
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## Price change history

€199 000 on Aug 10, 2024

