

## 9,840m<sup>2</sup> Plot for Sale in Evrychou, Nicosia District

17% share of an agricultural / touristic field, extending to about 9,840 sq.m ( 17% of 59,040 sq.m. in total).



The asset is located approximately 230m from the motorway.

The property falls within a dual Zone Γ3 (65%) , with a building coefficient of 10%, coverage of 10%, and permission for 2 floors (8.3m) of construction and Zone Π1 (35%), with a building coefficient of 15%, coverage of 15%, and permission for 2 floors (8.3m) of construction.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**9840**

Plot area

**9840**

Reference Number

**46787**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Evrychou

Region: **Nicosia**

Coordinates: **35.028255 / 32.90279**

## Price: €28 000 + VAT

VAT for this property is **€5,260** or **€5,320**. 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>~€420.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€54 000 on Aug 10, 2024

€28 000 on Nov 15, 2024

