

## 3,086m<sup>2</sup> Plot for Sale in Kokkinotrimithia, Nicosia District

A 75% share of a residential field, 3.086 sq.m. out of 4.115 sq.m. in total located in Kokkinotrimithia, Nicosia. The property has a regular shape a flat surface and access is via a registered road with a total frontage of approximately 6m. The property is located approximately 440m to Grigori Afxentiou avenue and approximately 1 km to the center of the village. The property falls within Zone H2, with a building coefficient of 90%, coverage of 50%, and permission for 2 floors (8.3 m) of construction.



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**3.086**

Plot area

**3086**

Reference Number

**46926**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Kokkinotrimithia

Region: **Nicosia**

Coordinates: **35.152445 / 33.213224**

## Price: €170 000 + VAT

VAT for this property is **€8,500** or **€32,300**. 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>~€3 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€55.00/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

€170 000 on Aug 10, 2024

