

## 14,537m<sup>2</sup> Plot for Sale in Pigenia, Nicosia District

Agricultural field, extending to about 14,537sq.m. in total and is located in Pigenia, Nicosia. X

The asset is located approximately 1.6km from Pigenia community centre, approximately 4.5km from the motorway and approximately 5km from the beach.

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

| Property Info | Plot / Area Info                          |           | Additional info        |                  |                       |
|---------------|---|-----------|------------------------|------------------|-----------------------|
| Covered Area  | <b>14537</b>                              | Plot area | <b>14537</b>           | Reference Number | <b>47241</b>          |
|               |   |           |                        | Property type    | <b>Land and Plots</b> |
|               |   |           |                        | Condition        | <b>Pre-Owned</b>      |
| Amenities     | Location                                  |           |                        |                  |                       |
|               | <b>Location:</b> Pigenia                  |           | Region: <b>Nicosia</b> |                  |                       |
|               | Coordinates: <b>35.165172 / 32.665237</b> |           |                        |                  |                       |

## Price: €35 000 + VAT

VAT for this property is **€6,599** or **€6,650**. 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<br>Price per SQM | <b>~€525.00</b><br><b>€2.00/m<sup>2</sup></b> | Common expenses | <b>None</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>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€35 000 on Aug 10, 2024

