

14,537m² Plot for Sale in Pigenia, Nicosia District

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



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

## 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 | <b>~€525.00</b>            | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2.00/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>                          |
| Phone: +35724003723 |              |            |                                     |

## Price change history

€35 000 on Aug 10, 2024



