

## 15,720m<sup>2</sup> Plot for Sale in Galata, Nicosia District

Field, extending to about 15,720 sq.m. in total, located in Galata, Nicosia. 

The asset is located approximately 1km north from Galata community and east of B9 motorway and just 100m northwest of the nearest registered road.

The property falls within a dual Zone H4(31%), with a building coefficient of 40%, coverage of 25%, and permission for 2 floors (8.3m) of construction and Zone Γ3(69%, with a building coefficient of 10%, coverage of 10%, and permission for 2 floors (8.3m) of construction.

There is a separate title deed for this property.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**15720**

Plot area

**15720**

Reference Number

**47319**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Galata

Region: **Nicosia**

Coordinates: **35.002626 / 32.891224**

## Price: €180 000 + VAT

VAT for this property is **€33,960** or **€34,200**. 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>~€3 800.00</b>           | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€11.00/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: <b>+35724003723</b> |              |            |                                     |

## Price change history

€180 000 on Aug 10, 2024

