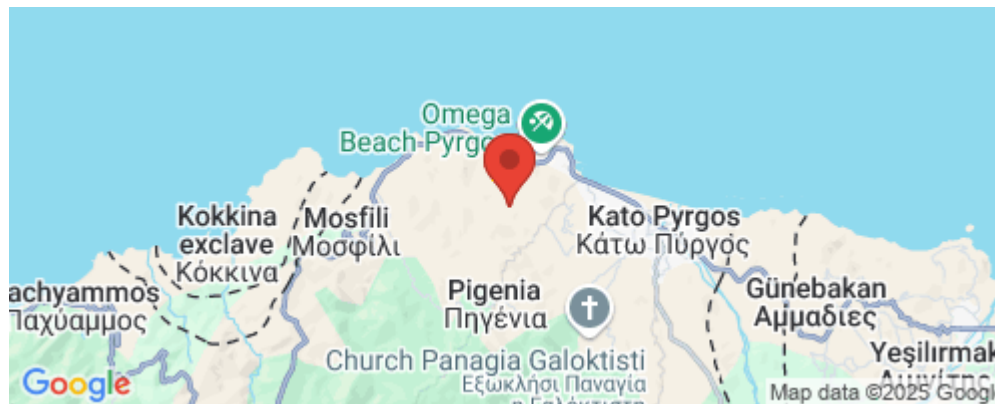


## 2,676m<sup>2</sup> Plot for Sale in Pigenia, Nicosia District

Residential field, extending to about 2,676 sq.m. in total.  
The property has a flat surface.



The asset is located approximately 1.6km from Pigenia community center, 1km from the beach and approximately 1km the motorway

The property falls within Zone H4, with a building coefficient of 40%, coverage of 25%, 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

**2676**

Plot area

**2676**

Reference Number

**47320**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Pigenia

Region: **Nicosia**

Coordinates: **35.18446 / 32.659212**

## Price: €49 000 + VAT

VAT for this property is **€8,925** or **€9,310**. 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>~€735.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€18.00/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

€49 000 on Aug 10, 2024

