

## 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

