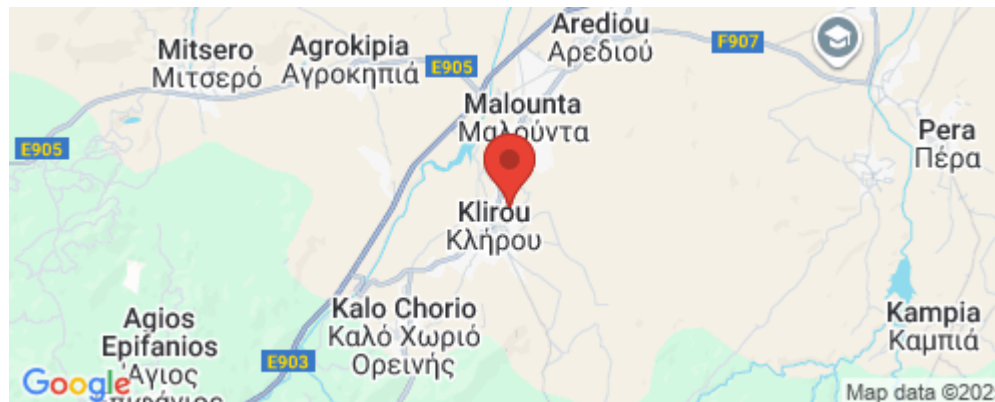


## 1,339m<sup>2</sup> Plot for Sale in Klirou, Nicosia District

Residential field, extending to about 1,338 sq.m. in total located in Klirou, Nicosia.

The property is rectangularly shaped with a flat surface.



The asset is located approximately 1.6km southeast of the Nicosia – Palechoriou highway, approximately 155m east of the main road Maloundas – Klirou and around 385m northeast of the center of the Community .

The property falls within Zone H2, with a building coefficient of 90%, coverage of 50%, 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	
				Reference Number	47372
Covered Area	1338	Plot area	1339	Property type	Land and Plots
				Condition	Pre-Owned
Amenities		Location			
		Location: Klirou		Region: Nicosia	
		Coordinates: 35.023728 / 33.180398			

## Price: €40 000 + VAT

VAT for this property is **€6,972** or **€7,600**. 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>~€600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€30.00/m²</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

€40 000 on Aug 10, 2024



