

## 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

Covered Area

**1338**

Plot area

**1339**

Reference Number

**47372**

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>
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## Price change history

€40 000 on Aug 10, 2024



