

## 531m<sup>2</sup> Plot for Sale in Evrychou, Nicosia District

The property is an agricultural plot in Evrychou. It is located 250m from the main road which leads to Troodos and 270m from the center of the community. X

The property has a total land area of 531sqm with a frontage of 21m. It offers close proximity to amenities such as schools, bank, bakery, restaurants and cafes and easy access to the main road to Troodos.

The property falls within an agricultural zone, however, according to the provisions of the Planning Authorities, it can be utilised for a residential development with maximum building density 60%, coverage 35%, in 2 floors and maximum height 8.3m.

Property Info	Plot / Area Info	Additional info	
		Reference Number	<b>47618</b>
Plot area	<b>531</b>	Property type	<b>Land and Plots</b>
		Condition	<b>Pre-Owned</b>

Amenities	Location
	<b>Location:</b> Evrychou      Region: <b>Nicosia</b> Coordinates: <b>35.037747 / 32.905764</b>

**Price: €25 560 + VAT**

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€383.40</b> <b>€48.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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**Representative: Kalogirou Real Estate**

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**Price change history**

€31 950 on Aug 10, 2024

€25 560 on Nov 16, 2024

