

## 10,368m<sup>2</sup> Plot for Sale in Kato Pyrgos, Nicosia District

Residential field, extending to about 10,368 sq.m. in total. Access to the field is via a registered roads which facing the west and south-west side of the property. It has a total frontage of approx. 56m 

The asset is located approx. 1.3km west from the center of the community and approx.600m south from the sea.

The property falls within Zone H2β, with a building coefficient of 80%, coverage of 45%, and permission for 2 floors (8.3m) of construction.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**10368**

Plot area

**10368**

Reference Number

**22756**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Kato Pyrgos

Region: **Nicosia**

Coordinates: **35.18275 / 32.670299**

## Price: €255 000 + VAT

VAT for this property is **€47,934** or **€48,450**. 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>~€6 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€25.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€255 000 on Aug 26, 2024

