

## 4,051m<sup>2</sup> Plot for Sale in Paralimni, Famagusta District

The asset is an Agricultural field in Paralimni. The plot is located at a short distance from the Tasos Markou stadium (approx. 700m) and the Tsokkos Headquarters (approx 250m).



It has a regular shape with an even and flat surface. The surrounding area is characterized by a combination of residential buildings, residential units and empty plots. The land has easy access to motorway, easy access to Protaras touristic areas, as well as neighbouring municipalities.

The property falls within the Town Planning Zone Γα4 with a maximum building density coefficient of 10%, a land coverage coefficient of 10%, over 2 floors with 7 meters maximum height. A potential client could appl...

### Property Info

### Plot / Area Info

### Additional info

Plot area **4051**  
Planning zone **Γα4**

Reference Number **2448**  
Property type **Land and Plots**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Paralimni  
Coordinates: **35.026711789099 / 33.994129576475**  
Region: **Famagusta**

**Price: €195 000 + VAT**

VAT for this property is **€36,039** or **€37,050**. 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>~€4 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€48.00/m²</b>		

**Representative: Sweet Home Estates**

Registration number	<b>504</b>	Email	<b>sales@sweethome.cy</b>
License number	<b>165/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723744131, +35777772027, +35799729494</b>			

**Price change history**

€195 000 on Sep 10, 2023

