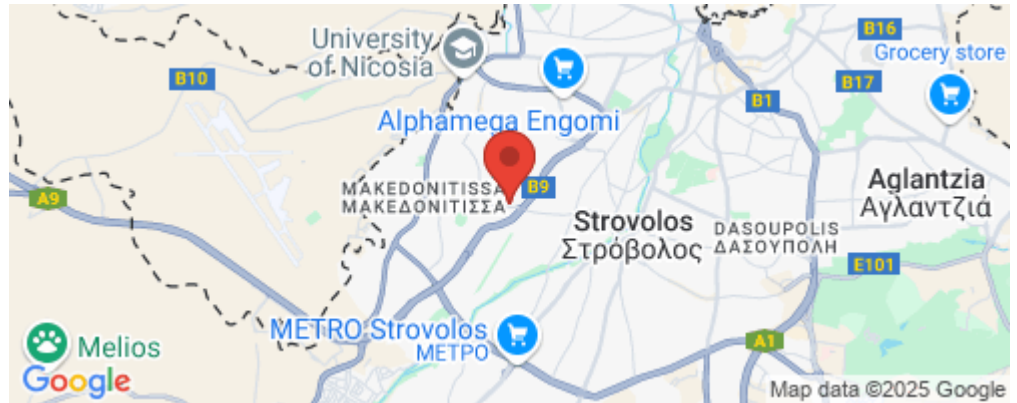


## 2,200m<sup>2</sup> Plot for Sale in Strovolos, Nicosia District

Reference ID: #SA30359 Price details: €1,920,000 The asset is a field with total area of 2.200 sqm, in Strovolos, Nicosia. It is very close to many landmark buildings like the Makario Stadium, and Cyprus International Fair. The plot has a rectangular shape with a total frontage of 42 meters. Its surface is flat and even. The property has an excellent location and a very good proximity as it is surrounded by critical roads of the capital city's transport network allowing it to offer great access to the town centre and other surrounding areas. The immediate area is characterised by a limited number of commercial buildings as well as developments and land of similar use. The wider area of th...



### Property Info

Covered Area **2200**

### Plot / Area Info

Plot area **2200**

### Additional info

Reference Number  
Property type  
Condition

**SA30359**  
**Land and Plots**  
**Pre-Owned**

### Amenities

#### Location

**Location:** Strovolos  
**Coordinates:** **35.148060258877 / 33.322680879436**

Region: **Nicosia**

## Price: €1 920 000 + VAT

VAT for this property is **€346,473** or **€364,800**. 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>~€73 400.00</b>           | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€873.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€1 450 000 on Oct 19, 2023

€1 920 000 on Feb 5, 2025

