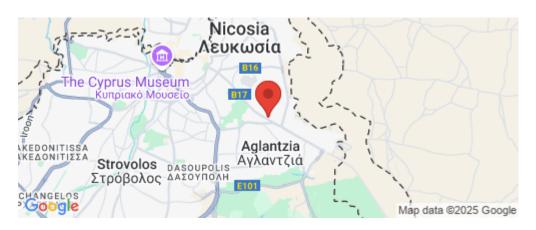


## 1,302m<sup>2</sup> Plot for Sale in Aglantzia, Nicosia District

Reference ID: #SA30358Price details:  $\[ \in \]$ 1,015,000 +VATThis asset comprises of a commercial and a residential plot in Aglantzia, Nicosia.The asset has a total area of 1,302sqm, has a regular shape with a flat even surface.The immediate area comprises of commercial and residential developments in the side streets. The area enjoys easy access towards Nicosia city centre.The asset is covered by all utility services (water, electricity and telecommunication).The asset falls within two planning zones-the first plot falls within commercial planning zone E $\beta$ 3 with 160% building density, 50% coverage, 6 floors and a maximum height of 24m.-the second plot falls within the residential planning zone ...



Property Info		Plot / Area Ir	nfo	Additional info	
				Reference Number	SA30358
Covered Area	1302	Plot area	1302	Property type	<b>Land and Plots</b>
				Condition	<b>Pre-Owned</b>

Amenities Location

**Location:** Aglantzia Region: **Nicosia** 

Coordinates: 35.158599154983 / 33.392160812025



Price: €1 015 000 + VAT

VAT for this property is €176,479 or €192,850. 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	Excluded	Title transfer fee	~€37 200.00		Mana
		Price per SOM	€780.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111** 

## **Price change history**

€1 015 000 on Oct 19, 2023



