

## 920m<sup>2</sup> Plot for Sale in Engomi, Nicosia District

Reference ID: #SA30353 Price details: €962,500 +VATA commercial zoned plot of 920 sqm is available for sale in Engomi, Nicosia. The asset has a rather rectangular shape, a flat even surface and benefits from a road frontage of 20m along Kyriakou Matsi Street. Kyriakou Matsi has evolved into a commercial centre in the last few years and benefits from easy access to the city centre and other neighborhoods. The immediate area comprises residential developments, detached and semi-detached houses as well as residential blocks of flats. The asset falls within the Commercial Planning Zone Eβ3 with a building density coefficient of 160% and a coverage coefficient of 50% over 6 floors. PLUS V.A.T



## Price: €962 500 + VAT

VAT for this property is **€160,905** or **€182,875**. 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>~€35 100.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 046.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€775 000 on Oct 19, 2023

€962 500 on Feb 5, 2025

