

9,634m² Plot for Sale in Geri, Nicosia District

Reference ID: #SA27128Price details: €465,000 +VATResidential field in an attractive location in Geri Municipality in Nicosia District.It is situated in a quiet and beautiful area that is characterized by scattered residential developments and is very close to amenities such as schools, supermarkets and related services.The property has an irregular shape and an uneven surface. The property is considered landlocked, however it is situated only a short distance from the closest public registered road.Planning zone: Kα8Building Coefficient: 60%Coverage Coefficient: 35%Maximum Floors Allowed: 2Maximum Building Height (m): 10PLUS V.A.T



Property Info

Plot / Area Info

Additional info

|              |      |           |      |                  |                |
|--------------|------|-----------|------|------------------|----------------|
| Covered Area | 9634 | Plot area | 9634 | Reference Number | SA27128        |
|              |      |           |      | Property type    | Land and Plots |
|              |      |           |      | Condition        | Pre-Owned      |

Amenities

Location

Location: Geri  
Coordinates: 35.096343702204 / 33.400130207119  
Region: Nicosia

## Price: €465 000 + VAT

VAT for this property is **€87,336** or **€88,350**. 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>~€15 200.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€48.00/m²</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: +35777000111 |              |            |                                |

## Price change history

€530 000 on Oct 19, 2023  
 €500 000 on Jan 23, 2024  
 €465 000 on Jan 30, 2025



