

1,265m² Plot for Sale in Pera Chorio, Nicosia District

Reference ID: #SA27083Price details: €1,500,000Two plots for sale in Pera Chorio Community in Nicosia District.It is ideally situated close to a plethora of amenities and services such as supermarkets, banks, cafes, restaurants, shops etc. In addition, it has excellent access to the motorway and the neighbouring villages and municipalities.Within the property there is residential building.It is considered as an ideal choice for a land developer or an individual. Planning zone: Εβ6&Κα6Building Coefficient: 1000%Coverage Coefficient: 50%Maximum Floors Allowed: 3Maximum Building Height (m): 13.5



Property Info

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| Covered Area | 1265 | Plot area | 1265 |
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Plot / Area Info

Additional info

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| Reference Number | SA27083 |
| Property type | Land and Plots |
| Condition | Pre-Owned |

Amenities

Location

Location: Pera Chorio
Coordinates: 35.014118356682 / 33.394796970352
Region: Nicosia

Price: €1 500 000 + VAT

VAT for this property is **€260,099** or **€285,000**. 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€56 600.00 | Common expenses | None |
| | | Price per SQM | €1 186.00/m² | | |

Representative: Smart Assets

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|---------------------|--------------|------------|--------------------------------|
| Registration number | 1109 | Email | info@smartassets.com.cy |
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Price change history

€1 500 000 on Oct 19, 2023

