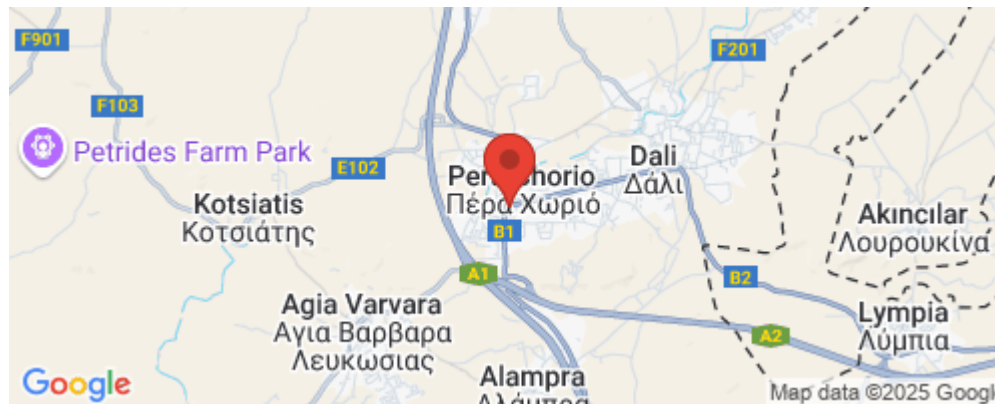


## 1,265m<sup>2</sup> Plot for Sale in Pera Chorio, Nicosia District

Reference ID: #SA27083 Price details: €1,500,000 Two 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: Εβ&Κα6 Building Coefficient: 1000% Coverage Coefficient: 50% Maximum Floors Allowed: 3 Maximum Building Height (m): 13.5



### Property Info

Covered Area **1265**

### Plot / Area Info

Plot area **1265**

### Additional info

Reference Number  
Property type  
Condition

**SA27083**  
**Land and Plots**  
**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.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 186.00/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

€1 500 000 on Oct 19, 2023

