

## 17,392m<sup>2</sup> Plot for Sale in Kalavastos, Larnaca District

Reference ID: #SA26853 Price details: €900,000 +VAT Residential field that located in Kalavastos village, in Larnaca district. It is in an excellent location, between Limassol and Larnaca, 5 minutes drive from Zygi Marina and beach. Is in a very quiet location with easy access to the highway. Planing zone: H3 (40%) Building Coefficient: 60 % Coverage coefficient: 35 % Maximun Floors Allowed: 2 Maximun building height: 8,3 m Planing zone: H4 (60%) Building Coefficient: 40 % Coverage coefficient: 25 % Maximun Floors Allowed: 2 Maximun building height: 8,3 m PLUS V.A.T



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**17392**

Plot area

**17392**

Reference Number

**SA26853**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Kalavastos

Region: **Larnaca**

Coordinates: **34.759137818658 / 33.315354484944**

## Price: €900 000 + VAT

VAT for this property is **€169,913** or **€171,000**. 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>~€32 600.00</b>          | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€52.00/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: +35777000111 |              |            |                                |

## Price change history

€900 000 on Oct 19, 2023

