

## 15,990m<sup>2</sup> Plot for Sale in Kato Deftera, Nicosia District

Reference ID: #18371 Price details: €1,080,000 This asset is consists of two adjoining fields in Pano Deftera, Nicosia. The asset has a rather regular shape and a flat even surface. The immediate area comprises undeveloped parcels of land and scattered residential developments. The asset has the potential to be covered by all utility services (water, electricity and telecommunication) The asset falls within residential planning zone H5 with 30% building density, 20% coverage, 2 floors and a maximum height of 8,3m. PLUS V.A.T

| Property Info | Plot / Area Info                                     |           | Additional info |                       |
|---------------|--|-----------|-----------------|-----------------------|
| Covered Area  | <b>15990</b>   | Plot area | <b>15990</b>    | Reference Number      |
|               |  |           |                 | <b>18371</b>          |
|               |  |           | Property type   | <b>Land and Plots</b> |
|               |  |           | Condition       | <b>Pre-Owned</b>      |
| Amenities     | Location   |           |                 |                       |
|               | <b>Location:</b> Kato Deftera Region: <b>Nicosia</b> |           |                 |                       |

## Price: €1 080 000 + VAT

VAT for this property is **€203,782** or **€205,200**. 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<br>Price per SQM | <b>~€39 800.00</b><br><b>€68.00/m<sup>2</sup></b> | Common expenses | <b>None</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>                     |
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## Price change history

€1 080 000 on Oct 19, 2023

