

## 21,740m<sup>2</sup> Plot for Sale in Kato Pyrgos, Nicosia District

Reference ID: #17849 Price details: €630,000 +VAT This asset is a field in Pigenia, Nicosia District. The asset is located c. 2,5km northwest of the centre of Pigenia village and 850m west of the Kato Pyrgos fishing shelter. The asset totals 21,740sqm, has an irregular shape with sloping surfaces and benefits from a nice view of the surrounding area and sea. The field is considered to be landlocked. The immediate area comprises of forest land and undeveloped parcels of land, as well as some scattered residential developments. The asset is not covered by all utility services (water, electricity and telecommunication) The asset falls within two residential planning zone H4 with 40% building dens...



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**21740**

Plot area

**21740**

Reference Number

**17849**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Kato Pyrgos

Region: **Nicosia**

Coordinates: **35.189009611778 / 32.657175966451**

## Price: €630 000 + VAT

VAT for this property is **€119,091** or **€119,700**. 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>~€21 800.00</b>          | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€29.00/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>                     |
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## Price change history

€630 000 on Oct 19, 2023

