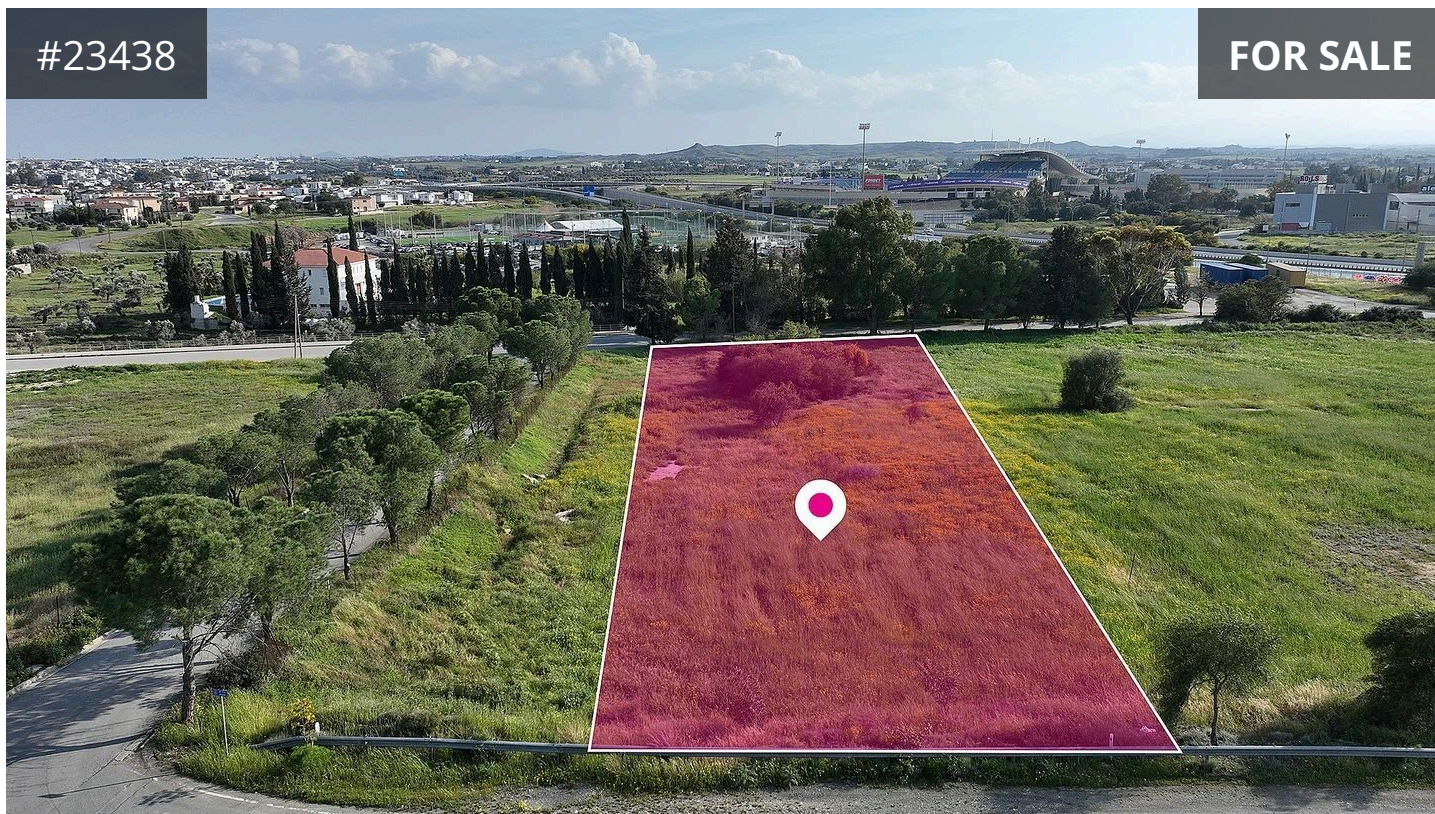


#23438

FOR SALE



## Nicosia, Dimos Strovolou

3596 m<sup>2</sup> Area

### Description

**€700,000** +VAT

Special Zone field for sale in Strovolos, Nicosia with an area of 3,596m<sup>2</sup> in total.

The property has a regular shape and a flat surface.

Access to the field is via two registered roads which are facing the northern and southern side of the property. Total frontage is approximately 68m.

The asset is located east from the Nicosia – Limassol highway and GSP Stadium.

The property falls within Zone EX1, with a building coefficient of 60%, coverage of 35%, and permission for 2 floors (10m) of construction.

In the EX1 Special Zone, it is possible to place sports facilities (gyms, swimming pools, ball centers on the floor, etc.).

The asset does not qualify for the 50% reduction of property transfer fees

TYPE	Field
PLOT	3596 m <sup>2</sup>
TITLE DEED	Yes