

THE CYPRUS PROPERTY DEVELOPMENT COMPANY LIMITED

SALE OF PLOT NO. 5719 PLAN 21/63 E1 LOCATED AT

PLATY, AGLANDJIA MUNICIPALITY, NICOSIA

1. The Cyprus Property Development Company Limited (the Company) was incorporated in Cyprus on 10 January 1972 as a limited liability company according to the provisions of the Cyprus Companies Act, Cap. 115. The registered office of the Company is located at the Treasury of the Republic of Cyprus' head offices.
2. The Cyprus Property Development Company Limited (the Company) whose main shareholder is the Cyprus Government invites the submission of DECLARATION OF INTEREST from physical persons, companies or organizations for the sale of a privileged plot of land with No. 5719 plan 21/63 E1 of an area of 25.640 square meters situated at Platy location in Aglantzia Municipality in Nicosia.
3. According to the approved Local Plan of Nicosia 2018, a part of the above plot which abuts on Kyrenias Avenue falls into a Type Eβ5 Category III Commercial Zone, which has a coverage ratio of 0,50:1, a build density of 1,20:1, allows up to 3 storeys to be erected and a maximum height of 13,50m to be reached, while another part of the plot (behind the business axis) falls into a Type Kα4 Residential Zone and has the same development ratios.
4. The allowable usages of the plot according to the Local Plan of Nicosia are the following:
 - A. **For the part which falls into Type Eβ5 Category III Commercial Zone:**
 - I. Student Dormitories, under certain conditions;
 - II. Shops servicing customers on a day-to-day basis, with a maximum mixed area of 250 square meters;
 - III. Local range offices, with a maximum mixed area of 200 square meters;
 - IV. Workshops selling ready-made food, up to 30 square meters;
 - V. Enterprise (Office) offering Specialized Services;
 - VI. Craft Development Category C, up to 100 square meters;
 - VII. Kindergarten, private Primary School, private Secondary School;
 - VIII. Tuition providers and institutes with an area of 200 square meters;
 - IX. Single-specialty clinic, with a maximum of 15 beds;
 - X. Small private medical practices;
 - XI. Medical and microbiological laboratories, with a maximum area of up to 100 square meters;
 - XII. Indoors sports facilities;
 - XIII. Recreation and mild entertainment facilities;
 - XIV. Separate banquet rooms in combination with religious worship premises, under certain conditions;
 - XV. Cultural infrastructure;

- XVI. Small-scale Television or/and Radio Stations (with an approximate area of 150 square meters), given that no problems or inconvenience will be caused to the people living in the adjacent areas;
- XVII. Other small-scale usages for providing day-to-day/frequent service to residential or other areas.

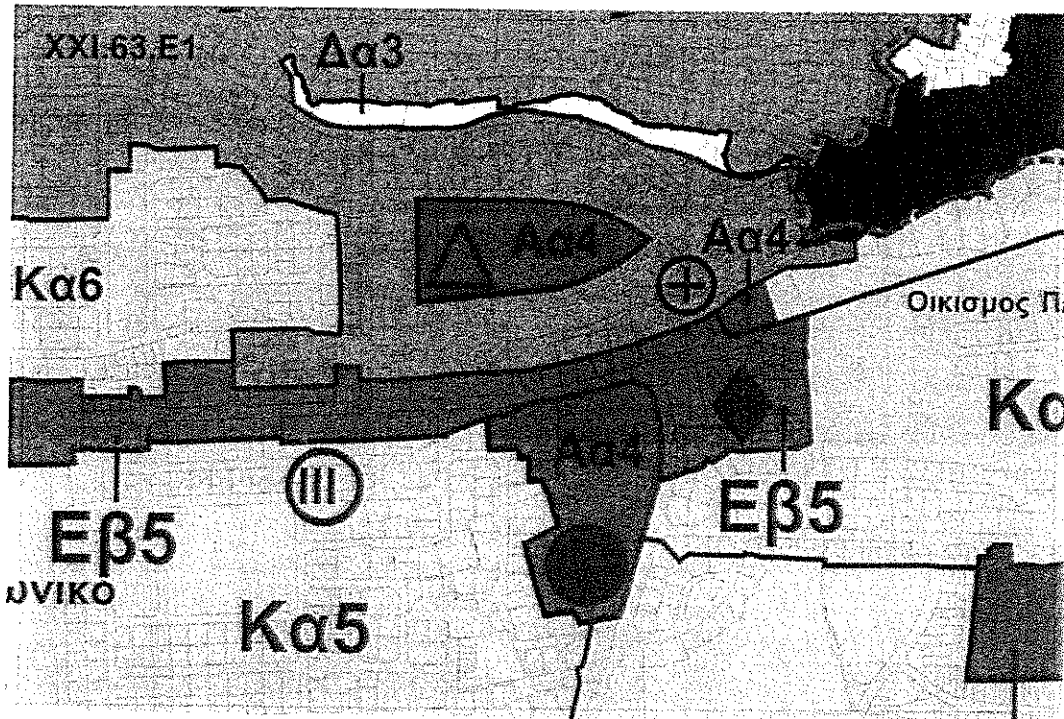
B. For the part which falls into Type Kα4 Residential Zone:

- I. Predominantly residential properties after dividing the property into building plots;
- II. Uniform residential development;
- III. Social housing according to paragraph 13.6 of the Local Plan of Nicosia 2018 provisions.
- IV. Student Dormitories, under strict conditions;
- V. Other usages within the Residential Zone, which are allowed by the Planning and Building Authority, assuming that the conditions of paragraph 13.9 of the Local Plan of Nicosia 2018 are met, such as small tuition providers and institutes with an area of 20 square meters, offices in combination with the residences of the owners etc.

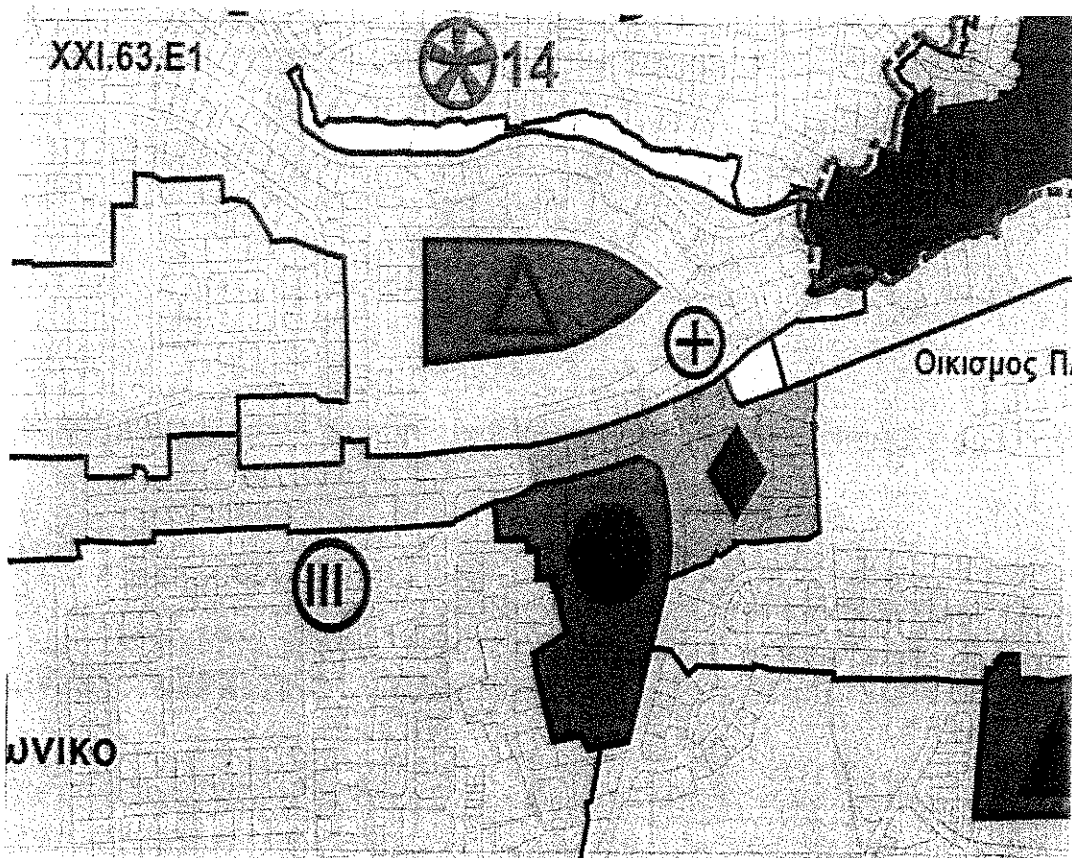
In those cases where the development relates to a uniform residential development, or where it concerns a development providing social housing, or where it involves systems with mechanical and other equipment made up of fixed parts for the purpose of exploiting Renewable Energy Sources (RES), the Planning and Building Authority can provide Building Benefits according to paragraph 13.7 of the Local Plan of Nicosia 2018.

- 5. The above usages can be developed in the respective sections of the property either in a uniform manner or in the course of land parceling.
- 6. For any other usage beyond the ones mentioned above in the respective sections of the property, the granting of the necessary permission must be carried out by departing from the provisions of the Local Plan.
- 7. Value Added Tax (VAT) of 19% will be imposed on the sale of the property in question.
- 8. The following are attached:
 - (i) Real Estate Plan showing the property under sale with no. 5719 PLAN 21/63 E1 (Annex 1).
 - (ii) Building Zones and Usage of Land Maps of the Local Plan of Nicosia 2018 (Annex 2).

Χάρτης Πολεοδομικών Ζωνών



Χάρτης Χρήσης Γης



Σχέδιο προκαταρκτικού οδικού δικτύου

