

## 718m<sup>2</sup> Plot for Sale in Aglantzia, Nicosia District

The property is a prime location commercial plot in Aglantzia. It is located on Larnakos Avenue, within walking distance from the junction of Larnakos and Aglantzias Avenues. They are considered the main commercial streets of the area with huge commercial activity. The plot has an area of 718sqm and a frontage of 20m. It is suitable for the development of shops, offices or a combination of both.



Within the plot, there are two separate residences built in 1955 with a total area of 241sqm. Its excellent location provides easy access to the city centre and the highway. The field is surrounded by commercial developments, offices, blocks of apartments and all amenities.

### Property Info

Covered Area

**241**

### Plot / Area Info

Plot area

**718**

### Additional info

Reference Number

**6585**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

#### Location

**Location:** Aglantzia

Region: **Nicosia**

Coordinates: **35.158093 / 33.392922**

## Price: €552 500 + VAT

VAT for this property is **€56,832** or **€104,975**. 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>~€18 700.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€769.00/m<sup>2</sup></b>		

## Representative: GoGordian (Gordian Servicing)

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## Price change history

€685 000 on Jul 19, 2023  
 €650 000 on Dec 13, 2023  
 €552 500 on Sep 25, 2024







