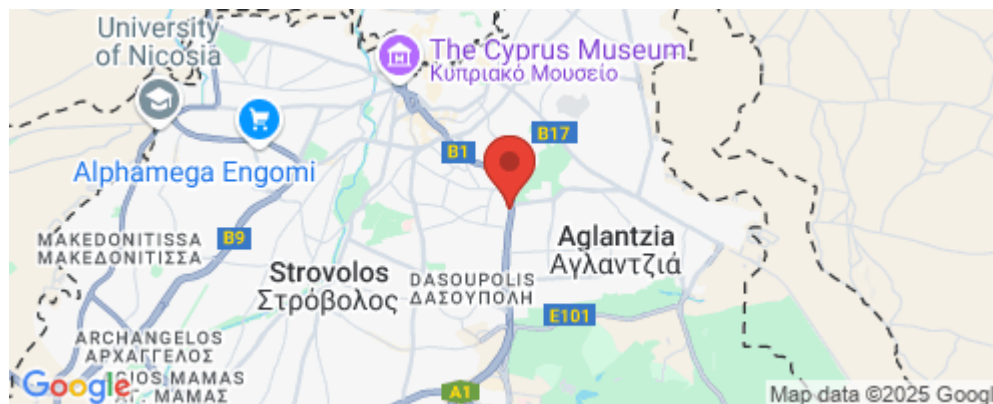


1204m² Building for Sale in Aglantzia, Nicosia District

The asset is a two storey mixed-use building known as 'Wights Tower' in Aglantzia. It owns a prime location with high visibility on Limassol Avenue. It is adjacent to the Aluminium Tower and is located 1.5km from the city center.



The building has a total covered area of 1,204sqm. The ground floor consists of three retail units with a total area of 550sqm and 268sqm mezzanine. The first floor consists of an apartment of 134sqm (currently used as part of a gym) and a vacant office area of 252sqm. The building also benefits from a basement parking area.

A Planning Permit has been submitted for a mixed-use building. The planning permit includes:

- Ground ...

Property Info		Plot / Area Info		Additional info	
Covered Area	1204	Plot area	1236	Reference Number	7947
Energy Efficiency	N/A			Property type	Building
				Condition	Pre-Owned
				Construction Year	1990 and older

Amenities	Location	
	Location: Aglantzia	Region: Nicosia
	Coordinates: 35.154332 / 33.374914	

Price: €2 400 000 + VAT

VAT for this property is **€414,140** or **€456,000**. 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	Excluded	Title transfer fee	~€92 600.00	Common expenses	None
		Price per SQM	€1 993.00/m²		

Representative: GoGordian (Gordian Servicing)

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Price change history

€3 300 000 on Jul 19, 2023
 €2 900 000 on Feb 15, 2024
 €2 400 000 on Sep 25, 2024

