

## 600m<sup>2</sup> Building for Sale in Aglantzia, Nicosia District

Investment offering. For sale is a complete building (with cleared title deeds) with immediate income arising from rental of 8 residential units and a ground floor service office. It's close proximity to the Cyprus University makes this a highly desirable rental option. Six 1 bed and two 2 bed apartments, all offered partly furnished. With three year contracts securing income and income increases, this property offers a 3,500 euro/month income.

### Property Info

Covered Area **600**  
Heating **Yes**  
Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **21497**  
Property type **Building**  
Condition **Pre-Owned**  
Construction Year **2001-2010**  
Bathrooms **5+**

### Amenities

- Air Conditioning

### Location

**Location:** Aglantzia Region: **Nicosia**

## Price: €1 200 000 + VAT

VAT for this property is **€186,000** or **€228,000**. 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	<b>Excluded</b>	Title transfer fee	<b>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 000.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€1 200 000 on May 23, 2024

