

## 261m<sup>2</sup> Commercial for Sale in Aglantzia, Nicosia District

A shop on the ground floor in Aglantzia, Nicosia. The shop comprises of a 174sqm ground floor and a 87sqm mezzanine. The ground floor comprises of a reception, retail space, storage space and workshop. The mezzanine comprises of toilets, offices and a kitchen. It has the exclusive right of use of external space of 42sqm and of four uncovered parking spaces on the ground floor. It also has shared rights of use of four uncovered parking spaces on the ground floor. The immediate area mainly comprises of commercial developments Larnacos Avenue and enjoys great access towards Nicosia city centre. The shop is currently occupied.

### Property Info

### Plot / Area Info

Covered Area **261**

### Additional info

Reference Number **40308**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
Construction Year **1991-2000**

### Amenities

### Location

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

## Price: €360 000 + VAT

VAT for this property is **€39,434** or **€68,400**. 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>~€11 000.00</b>             | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€1 379.00/m<sup>2</sup></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

€360 000 on May 23, 2024

