

## 415m<sup>2</sup> Commercial for Sale in Aglantzia, Nicosia District

A shop in Aglantzia, Nicosia.

It consists of: -The ground floor of 279sqm comprising of an open area, a toilet and a two storage rooms. -The mezzanine of 136sqm comprising of offices, a small kitchen, a toilet and storage space. -The basement of 279sqm used exclusively as storage space. There is an elevator that connects the three floors. The property has the exclusive right of use for two covered and five uncovered parking spaces and a small yard. The immediate area of the asset comprises of commercial and residential developments and enjoys easy access due to its proximity.

### Property Info

### Plot / Area Info

Covered Area **415**

### Additional info

Reference Number	<b>20719</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>

### Amenities

- Storage room

### Location

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

## Price: €718 000 + VAT

VAT for this property is **€100,087** or **€136,420**. 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>~€25 320.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 730.00/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>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€718 000 on May 24, 2024

