

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

A shop in Aglantzia, Nicosia.

It consists of:

-The ground floor of 279 sq.m. comprising of an open area, a toilet and a two storage rooms. -The mezzanine of 136 sq.m. comprising of offices, a small kitchen, a toilet and storage space. -The basement of 279 sq.m. used exclusively as storage space. There is an elevator that connects the three floors. The property has two covered and five uncovered parking spaces and a small yard.

### Property Info

Covered Area **415**

Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **20719**

Property type **Other Commercial**

Condition **Pre-Owned**

Construction Year **2001-2010**

### 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>
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## Price change history

€718 000 on May 24, 2024

