

1204m² Building for Sale in Aglantzia, Nicosia District

A two storey mixed-use building in Aglantzia. It owns a prime location with high visibility Avenue. 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. Energy Performance Classifications for the shops: Energy Class C

Energy Performance Classifications for the Gym: Energy Class D

Property Info

Covered Area	1204
Heating	Yes
Air Conditioning	Yes

Plot / Area Info

Plot area	1236
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Additional info

Reference Number	39213
Property type	Building
Condition	Pre-Owned
Construction Year	1990 and older
Bathrooms	5+

Amenities

- Air Conditioning

Location

Location: Aglantzia Region: **Nicosia**

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
Title deed	Has Title	Price per SQM	€1 993.00/m²		

Representative: 1st Class Homes

Registration number	690	Email	info@1stclass-homes.com
License number	367/E	Legal name	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD
Phone: +35725310243, +35770000889			

Price change history

€2 900 000 on May 26, 2024

€2 400 000 on Oct 24, 2024

