

## 1204m<sup>2</sup> 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	<b>1204</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1236</b>
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### Additional info

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

### Amenities

- Air Conditioning

### Location

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

## Price: €2 100 000 + VAT

VAT for this property is **€362,372** or **€399,000**. 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>~€80 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 744.00/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: **+35725310243, +35770000889**

## Price change history

€2 900 000 on May 26, 2024

€2 400 000 on Oct 24, 2024

€2 100 000 on Oct 18, 2025

