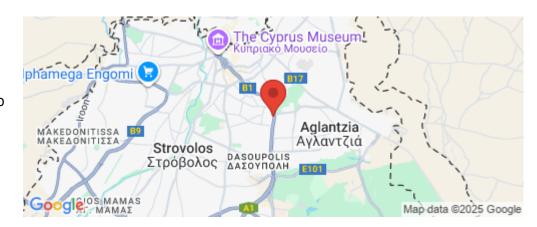


## 1204m<sup>2</sup> Commercial for Sale in Aglantzia, Nicosia District

Mixed-Use Building for Sale in Aglantzia area, Nicosia. The property is ideally situated close to a plethora of amenities and services such as schools, shops, supermarkets, restaurants etc. In addition, the property enjoys very good access to the motorway and the Nicosia city center. Furthermore, the "Jumbo" and the European University of Nicosia are also a short drive away.



Building for sale in Aglantzia area, Nicosia. The building has a total covered area of 1,204sqm. 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 ...

Property Info		Plot / Area Info		Additional info	
Covered Area Furnishing	1204 Unfurnished	Plot area	1236	Reference Number Property type Condition	30349 Other Commercial Pre-Owned

Amenities Location

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

Coordinates: 35.154332 / 33.374914



**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 Excluded

Title transfer fee ~€80 600.00

Price per SQM €1 744.00/m²

Common expenses None

## Representative: Kalogirou Real Estate

Registration number 1104 Email info@kalogirourealestate.com
License number 569/E Legal name N/A

Phone: **+35724003723** 

## **Price change history**

€3 300 000 on Aug 9, 2024 €2 900 000 on Aug 13, 2024 €2 100 000 on Sep 27, 2025















