

## 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	<b>1204</b> <b>Unfurnished</b>	Plot area <b>1236</b>	Reference Number <b>30349</b> Property type <b>Other Commercial</b> Condition <b>Pre-Owned</b>

Amenities	Location	
	<b>Location:</b> Aglantzia Coordinates: <b>35.154332 / 33.374914</b>	Region: <b>Nicosia</b>

## 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 Price per SQM	<b>~€80 600.00</b> <b>€1 744.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€3 300 000 on Aug 9, 2024

€2 900 000 on Aug 13, 2024

€2 100 000 on Sep 27, 2025



