

204m<sup>2</sup> Commercial for Sale in Aglantzia, Nicosia District

Office in a landmark location with great visibility on Larnakos Avenue situated on the 1st floor of a 4 floor building. Internally the property is separated into 6 individual offices, two bathrooms and a kitchenette. Furthermore, the property has an exclusive right of use of 3 parking spaces at the basement (No.6,7,8)



Property Info

Covered Area **204**  
Furnishing **Unfurnished**  
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **1175**  
Parking **Covered, Yes**

Additional info

Reference Number **48871**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
View **City view**

Amenities

**Location**  
**Location:** Aglantzia  
Region: **Nicosia**  
Coordinates: **35.1597951 / 33.3911323**

## Price: €265 000 + VAT

VAT for this property is **€23,071** or **€50,350**. 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>~€7 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 299.00/m²</b>		

## 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

€265 000 on Oct 26, 2024















