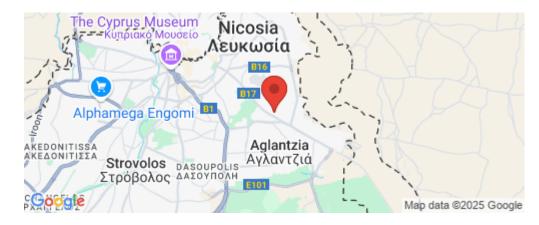


## 204m<sup>2</sup> Commercial for Sale in Aglantzia, Nicosia District

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** 

204

Covered Area Furnishing Air Conditioning

Unfurnished All rooms, Yes Plot / Area Info

Plot area Parking 1175

Covered, Yes

**Additional info** 

Reference Number

Property type Condition

View

48871

**Other Commercial** 

Pre-Owned

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.

2/6

VAT Excluded

Title transfer fee ~€7 200.00

Price per SQM €1 299.00/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**

€265 000 on Oct 26, 2024







