


## 75m<sup>2</sup> Commercial for Sale in Aglantzia, Nicosia District

The asset consists of two shops on Larnakos avenue in Nicosia Municipality. Larnakos avenue is considered the main commercial street of the area with huge commercial activity. 

The shops are on the ground floor of a mixed-use building. They have a total covered area of 75sqm. The asset offers close proximity to all amenities and excellent access to the center of Nicosia.

Two parking spots available.

Currently occupied.

Title deed available.

### Property Info

### Plot / Area Info

### Additional info

Covered Area **75**  
Furnishing **Unfurnished**

Reference Number **49599**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Aglantzia  
Coordinates: **35.169679758579 / 33.377117252518**

Region: **Nicosia**

## Price: €140 000 + VAT

VAT for this property is **€7,000** or **€26,600**. 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>~€2 650.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 867.00/m²</b>		

## Representative: MPA Property

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## Price change history

€140 000 on Sep 29, 2023

