

389m² Office for Sale in Aglantzia, Nicosia District

Located on the 2nd floor Door No. 301 in Aglantzia Nicosia this entire floor office unit offers a high quality professional environment. The unit includes a reception area multiple office spaces a kitchen toilets covered and uncovered verandas seven basement parking spaces and six basement storage rooms. Currently divided into 12 units 10 units rented 2 units available for rent Rental Income Details Monthly Income 3 045 Annual Return 5.41 ROI as per current leases Potential Annual Return 6.55 ROI if all units are rented Leases 01 04 2025 31 03 2027 240 01 04 2025 31 03 2027 400 01 04 2025 31 03 2027 385 01 04 2025 31 03 2026 235 01 05 2025 30 04 2027 600 01 04 2025 31 03 2027 235 01 04 20...

Property Info

Covered Area	389
Floor Number	2
Energy Efficiency	E

Plot / Area Info

Plot area	1212
-----------	-------------

Additional info

Reference Number	VL49193
Property type	Office
Bathrooms	1

Amenities

Location

Location: Aglantzia Region: **Nicosia**

Price: €675 000 + VAT

VAT for this property is **€91,810** or **€128,250**. 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	~€23 600.00	Common expenses	None
		Price per SQM	€1 735.00/m²		

Representative: Nicolaou Estates

Registration number	693	Email	pnicolaou@nicolaouestates.com
License number	365/E	Legal name	Nicolaou Estates LTD
Phone:			

Price change history

€675 000 on Jul 24, 2025



