

## 262m<sup>2</sup> Commercial for Sale in Aglantzia, Nicosia District

Vacant restaurant spread over 2 units on the ground floor of a complex in Aglantzia. It consists of a ground floor and mezzanine with total area of 174 sq.m. and 88 sq.m. respectively. The ground floor hosts the main restaurant seating area and the kitchen. The mezzanine consists of offices, a storage area and changing rooms and bathrooms on one side and customer toilets on the other side. Parking is allowed in front of the property (roadside) as well as in a parking area in the rear (assigned parking spaces). The property is licensed by Planning and Building Authorities (Change of Use) to be operated as a restaurant until 2019 and it has the full necessary mechanical designs and installatio...

### Property Info

Covered Area **262**  
Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **58937**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
Construction Year **1991-2000**

### Amenities

- Storage room

### Location

**Location:** Aglantzia Region: **Nicosia**

## Price: €495 000 + VAT

VAT for this property is **€54,374** or **€94,050**. 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>~€16 400.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 889.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€495 000 on Jul 26, 2025

