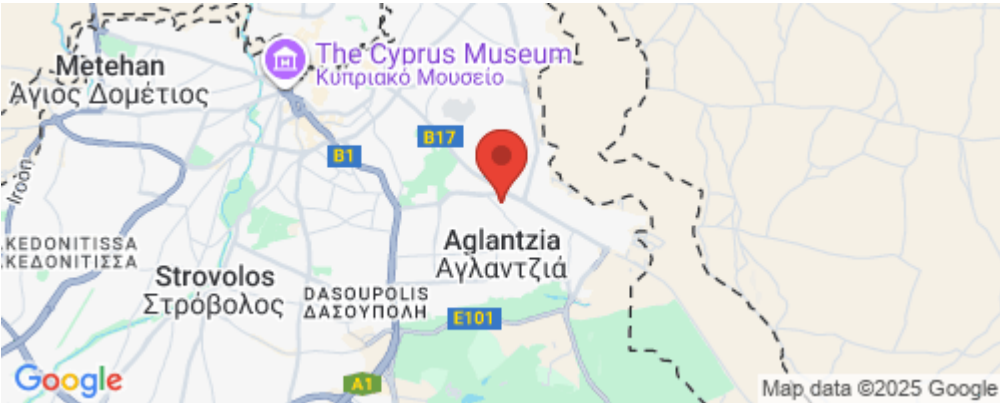


1204m² Commercial for Sale in Aglantzia, Nicosia District

- Internal Area 1.204m2
- Mezzanine 268m2
- Basement Parking Area
- 1.5km from City Center



A Planning Permit has been submitted for a mixed-use building. The planning permit includes:

- Ground Floor: Two spacious shops/showrooms/offices offering flexibility for retail or office use, along with a convenient mezzanine level.
- First/ Second / Third / Fourth Floor: Office spaces, office areas with an open-plan area, conference rooms, kitchen facilities, and verandas.
- Basement: Parking spaces and additional storage rooms.

| Property Info | | Plot / Area Info | | Additional info | |
|---------------|------|--|--------------|------------------|------------------|
| Covered Area | 1204 | Parking | Covered, Yes | Reference Number | 9279 |
| | | | | Property type | Other Commercial |
| | | | | Condition | Pre-Owned |
| Amenities | | Location | | Region: Nicosia | |
| | | Location: Aglantzia | | | |
| | | Coordinates: 35.155824093367 / 33.392914453213 | | | |

Price: €2 400 000 + VAT

VAT for this property is **€414,140** or **€456,000**. 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 | ~€92 600.00 | Common expenses | None |
| | | Price per SQM | €1 993.00/m² | | |

Representative: Kadis Estates

| | | | |
|---------------------|-------------|------------|--------------------------|
| Registration number | 506 | Email | info@kadis.com.cy |
| License number | 62/E | Legal name | N/A |
| Phone: +35722344842 | | | |

Price change history

€2 400 000 on Aug 28, 2025

