

1204m² Commercial for Sale in Aglantzia, Nicosia District

- Internal Area 1.204m²
- Mezzanine 268m²
- Plot Area 1.236m²
- 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

Plot area
Parking

1236
Covered, Yes

Reference Number
Property type
Condition

9279
Other Commercial
Pre-Owned

Amenities

Location

Location: Aglantzia

Region: **Nicosia**

Coordinates: **35.155824093367 / 33.392914453213**

Price: €1 900 000 + VAT

VAT for this property is **€327,860** or **€361,000**. 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€72 600.00 | Common expenses | None |
| | | Price per SQM | €1 578.00/m² | | |

Representative: Kadis Estates

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|---------------------|-------------|------------|--------------------------|
| 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

€1 900 000 on Feb 4, 2026

