

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	
				Reference Number	9279
Covered Area	1204	Parking	Covered, Yes	Property type	Other Commercial
				Condition	Pre-Owned

Amenities Location

Location: Aglantzia Region: **Nicosia**

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 ovnences	None
		Price per SOM	€1 993.00/m ²	Common expenses	None

Representative: Kadis Estates

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A

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Price change history

€2 400 000 on Aug 28, 2025







