

## 1204m<sup>2</sup> Commercial for Sale in Aglantzia, Nicosia District

- Internal Area 1.204m<sup>2</sup>
- Mezzanine 268m<sup>2</sup>
- Plot Area 1.236m<sup>2</sup>
- 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

Covered Area

**1204**

### Plot / Area Info

Plot area  
Parking

**1236**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**9279**  
**Other Commercial**  
**Pre-Owned**

### Amenities

### Location

**Location:** Aglantzia  
**Coordinates:** **35.155824093367 / 33.392914453213**

Region: **Nicosia**

## 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.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€72 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 578.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 400 000 on Aug 28, 2025

€1 900 000 on Feb 4, 2026

