

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

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

### Plot / Area Info

### Additional info

Covered Area

**1204**

Parking

**Covered, Yes**

Reference Number

**13690**

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	<b>Excluded</b>	Title transfer fee	<b>~€92 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 993.00/m²</b>		

## Representative: Kadis Estates

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## Price change history

€2 400 000 on Sep 3, 2025

