

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	13690
				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
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Price change history

€2 400 000 on Sep 3, 2025

