

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

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 expenses	None
		Price per SQM	€1 993.00/m²		

Representative: Kadis Estates

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 Sep 3, 2025

