

## 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 <b>1204</b>	Parking <b>Covered, Yes</b>	Reference Number <b>13690</b>	Property type <b>Other Commercial</b>

Amenities	Location	
	<b>Location:</b> Aglantzia Coordinates: <b>35.155824093367 / 33.392914453213</b>	Region: <b>Nicosia</b>

## 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 Price per SQM	<b>~€92 600.00</b> <b>€1 993.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
Phone: <b>+35722344842</b>			

## Price change history

€2 400 000 on Sep 3, 2025

