

## 415m<sup>2</sup> Commercial for Sale in Aglantzia, Nicosia District

Reference ID: #20719Price details: €718,000This asset is a shop in Aglantzia, Nicosia. The asset consists of: -The ground floor of 279sqm comprising of an open area, a toilet and a two storage rooms. -The mezzanine of 136sqm comprising of offices, a small kitchen, a toilet and storage space. -The basement of 279sqm used exclusively as storage space. There is an elevator that connects the three floors. The property has the exclusive right of use for two covered and five uncovered parking spaces and a small yard. The immediate area of the asset comprises of commercial and residential developments and enjoys easy access due to its proximity to Limassol Avenue. The asset falls within reside...



Property Info		Plot / Area I	nfo	Additional info	
Covered Area	415			Reference Number	20719
Covered Veranda	136	Parking	Covered, Yes	Property type	Other Commercial
Energy Efficiency	N/A			Condition	<b>Pre-Owned</b>

Amenities Location

• Storage room

Location: Aglantzia
Region: Nicosia

Coordinates: **35.142779477534** / **33.374915949225** 



**Price: €718 000 + VAT** 

VAT for this property is €100,087 or €136,420. 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	~€25 <b>320.00</b>	Camanan aynanaa	None
		Price per SOM	€1 730.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

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## **Price change history**

€718 000 on Oct 19, 2023



