

389m² Commercial for Sale in Aglantzia, Nicosia District

Located on the 2nd floor in Aglantzia, Nicosia, this entire floor office unit offers a high-quality professional environment. The unit includes a reception area, multiple office spaces, a kitchen, toilets, covered and uncovered verandas, seven basement parking spaces, and six basement storage rooms. Currently divided into 12 units:

10 units rented
2 units available for rent

Rental Income Details

Monthly Income: €3,045
Annual Return: 5.41% ROI (as per current leases)
Potential Annual Return: 6.55% ROI (if all units are rented)

Property Info

Covered Area	389
Heating	Yes
Air Conditioning	Yes

Plot / Area Info

Plot area	1212
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Additional info

Reference Number	60669
Property type	Other Commercial
Condition	Pre-Owned
Construction Year	2001-2010

Amenities

- Air Conditioning

Location

Location: Aglantzia Region: **Nicosia**

Price: €675 000 + VAT

VAT for this property is **€91,810** or **€128,250**. 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	~€23 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€1 735.00/m²		

Representative: 1st Class Homes

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Price change history

€675 000 on Nov 4, 2025





