

## 1204m<sup>2</sup> Building for Sale in Aglantzia, Nicosia District

Located in Aglantzia, Nicosia, this two-storey mixed-use building occupies a prime position with excellent visibility on Limassol Avenue, just 1.5 km from the city centre. The property benefits from a strategic location surrounded by commercial and residential developments, ensuring strong footfall and accessibility.

The ground floor comprises three retail units with a mezzanine level, offering flexible spaces suitable for shops, showrooms, or offices. The first floor includes a residential apartment and a vacant office area, providing a combination of commercial and residential potential. Additional amenities include basement parking, enhancing convenience for tenants and visitors....

### Property Info

Covered Area  
Air Conditioning

**1204**  
**All rooms, Yes**

### Plot / Area Info

Plot area **1236**

### Additional info

Reference Number **242513**  
Property type **Building**  
Condition **Pre-Owned**  
Construction Year **1990 and older**

### Amenities

#### Location

**Location:** Aglantzia Region: **Nicosia**

## Price: €1 900 000 + VAT

VAT for this property is **€327,860** or **€361,000**. 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	<b>~€72 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 578.00/m²</b>		

## Representative: MySpace

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## Price change history

€1 900 000 on Feb 14, 2026

