

## 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	Plot / Area Info	Additional info	
Covered Area	<b>1204</b>	Reference Number	<b>242513</b>
Air Conditioning	<b>All rooms, Yes</b>	Plot area	<b>Building</b>
<b>1236</b>			
Condition			<b>Pre-Owned</b>
Construction Year			<b>1990 and older</b>
Amenities	Location		
<b>Location:</b> Aglantzia Region: <b>Nicosia</b>			

## 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 Price per SQM	<b>~€72 600.00</b> <b>€1 578.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€1 900 000 on Feb 14, 2026

