

## 141m<sup>2</sup> Commercial for Sale in Larnaca District

This is a new project located in the New Mall area considered as the shopping and entertainment center of Larnaca It includes both offices and shops ideal for investment purposes. Its strategic location attracts international investors as it provides an easy access to key locations in Cyprus

CHARACTERISTICS Located in the heart of Larnaca Luxury offices shops 1 WC 1 kitchenette Underground visitors parking available Easy access to the Highway which connects Limassol Ayia Napa and Nicosia VAT is not included in the price

### Property Info

Covered Area	<b>141</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>187</b>
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### Additional info

Reference Number	<b>VL20405</b>
Property type	<b>Other Commercial</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

### Location

Region: **Larnaca**

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 695.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€380 000 on Nov 3, 2023

