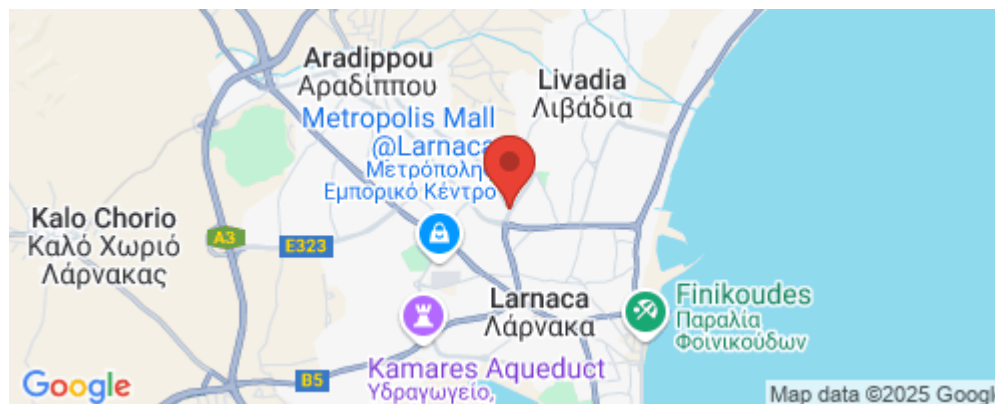


2100m² Building for Sale in Larnaca - Sotiros

The property is a commercial building, built within 3 plots in Sotiros quarter. It is located 200m from 'Ammochostos' stadium and 300m from Spyrou Kyprianou avenue.



It occupies a corner position, and it is build in a land area of 1,812sqm. The building has a covered area of 2,100sqm, covered verandas of 240sqm and a basement of 1,190sqm.

The basement consists of covered and uncovered parking spaces, a warehouse, and WC. The ground floor consists of a large open plan retail area.

The 1st floor, also consists of a large open plan retail area. The 2nd floor consists of a showroom, an office, a server room, storage spaces and a cafeteria with kitchen.

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Property Info		Plot / Area Info		Additional info	
Covered Area	2100	Plot area	1812	Reference Number	8388
Energy Efficiency	C			Property type	Building
				Condition	Pre-Owned
				Construction Year	2001-2010

Amenities Location



Location: Larnaca - Sotiros

Region: **Larnaca**

Coordinates: **34.932672668483 / 33.614942895316**

www.index.cy - All Cyprus Real Estate

Price: €2 450 000 + VAT

VAT for this property is **€441,000** or **€465,500**. 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	~€94 600.00	Common expenses	None
		Price per SQM	€1 167.00/m²		

Representative: GoGordian (Gordian Servicing)

Registration number	N/A	Email	seraclidou@gordianservicing.com
License number	N/A	Legal name	GoGordian (Gordian Servicing)
Phone: +35780004321, +35722812065			

Price change history

€2 598 000 on Nov 30, 2023

€2 450 000 on Feb 15, 2024

