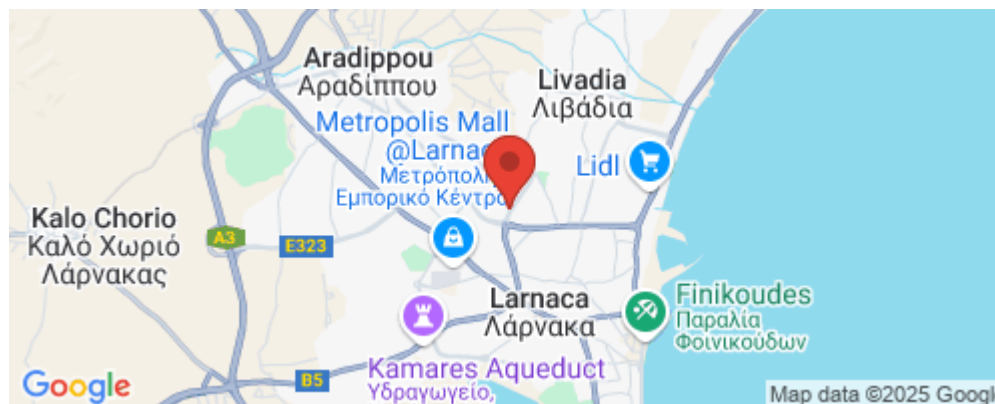


## 2100m<sup>2</sup> Building for Sale in Larnaca - Sotiros

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.

<...

### Property Info

Covered Area	<b>2100</b>
Energy Efficiency	<b>C</b>

### Plot / Area Info

Plot area	<b>1812</b>
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### Additional info

Reference Number	<b>8388</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>

### Amenities

### Location



**Location:** Larnaca - Sotiros

**Region:** Larnaca

**Coordinates:** 34.932672668483 / 33.614942895316

[www.index.cy](http://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	<b>Excluded</b>	Title transfer fee	<b>~€94 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 167.00/m<sup>2</sup></b>		

## Representative: GoGordian (Gordian Servicing)

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

## Price change history

€2 598 000 on Nov 30, 2023

€2 450 000 on Feb 15, 2024



