

## 233m<sup>2</sup> Commercial for Sale in Kamares, Larnaca District

It is a 17-storey commercial building in the newly emerging Central Business District of Larnaka. This elegant building features whole-floor offices, office automation, a gym and a ground floor cafeteria. It is a serviced commercial development with office-hours reception, 35 parking spaces and is a gated project with controlled access.



- internal area 158 sq.m
- mezzanine 75 sq.m.
- common area 164 sq.m
- veranda 40 sq.m
- 5 parking spaces

### Property Info

Covered Area	<b>233</b>
Total Number of Floors	<b>15</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>2131</b>
Property type	<b>Other Commercial</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>

### Amenities

### Location

**Location:** Kamares  
Region: **Larnaca**  
Coordinates: **34.9178232 / 33.6125046**

## Price: €2 025 333 + VAT

VAT for this property is **€202,273** or **€384,813**. 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>€8 692.00/m²</b>		

## Representative: MySpace

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## Price change history

€2 050 000 on Dec 14, 2023  
 €2 025 333 on Aug 26, 2024



