

## 802m<sup>2</sup> Building for Sale in Larnaca - Sotiros

The property is a commercial building in Agios Nikolaos. It is located on Georgiou Griva Digeni Avenue, one of the most commercial roads of Larnaca.



The building consists of an open plan showroom on the ground floor, an office and a kitchenette on the first floor, and a basement. It has a covered area of 802sqm and a basement of 635sqm.

It is built within three plots with a total area of 898sqm. It offers close proximity to all amenities and easy access to Larnaca's center.

### Property Info

Covered Area **802**  
Energy Efficiency **D**

### Plot / Area Info

Plot area **898**

### Additional info

Reference Number **7687**  
Property type **Building**  
Condition **Pre-Owned**  
Construction Year **1990 and older**

### Amenities

### Location

**Location:** Larnaca - Sotiros      Region: **Larnaca**  
**Coordinates:** **34.917978 / 33.620286**

## Price: €1 950 000 + VAT

VAT for this property is **€319,440** or **€370,500**. 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>~€74 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 431.00/m<sup>2</sup></b>		

## Representative: GoGordian (Gordian Servicing)

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## Price change history

€2 500 000 on Jul 19, 2023  
 €2 100 000 on Feb 15, 2024  
 €1 950 000 on Sep 25, 2024





