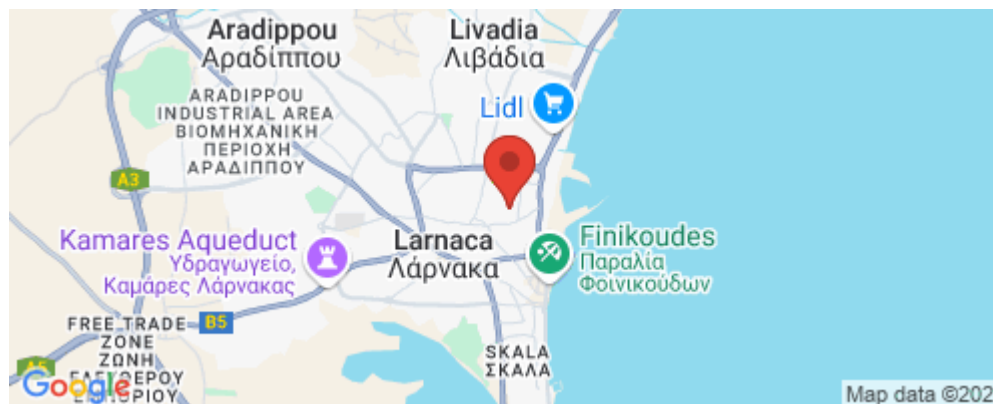


## 736m<sup>2</sup> Building for Sale in Larnaca - Sotiros

The asset is a mixed-use two storey building in Larnaca city center. It is located 850m from Larnaca's old harbour and 250m from Arch. Kyprianou avenue.



The building has a corner position, abutting Leontiou Machaira and Kerkyras streets with a total frontage of 70m. It comprises storage space on the ground floor and two apartments on the first floor. The storage space and the apartments have a covered area of 736sqm and 39sqm covered verandas.

Each apartment consists of a hall area, living room, kitchen, guest toilet, bathroom and three bedrooms. Out of the two apartments, one has a barbeque area on the covered veranda.

The apartments on the 1st floor are occup...

| Property Info     |            | Plot / Area Info |            | Additional info   |                       |
|-------------------|------------|------------------|------------|-------------------|-----------------------|
| Covered Area      | <b>736</b> | Plot area        | <b>744</b> | Reference Number  | <b>7932</b>           |
| Energy Efficiency | <b>N/A</b> |                  |            | Property type     | <b>Building</b>       |
|                   |            |                  |            | Condition         | <b>Pre-Owned</b>      |
|                   |            |                  |            | Construction Year | <b>1990 and older</b> |

### Amenities Location



**Location:** Larnaca - Sotiros

Region: **Larnaca**

Coordinates: **34.924447 / 33.631674**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €675 000 + VAT

VAT for this property is **€108,990** or **€128,250**. 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>~€23 600.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€917.00/m²</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

€750 000 on Jul 19, 2023  
 €675 000 on Feb 20, 2025



