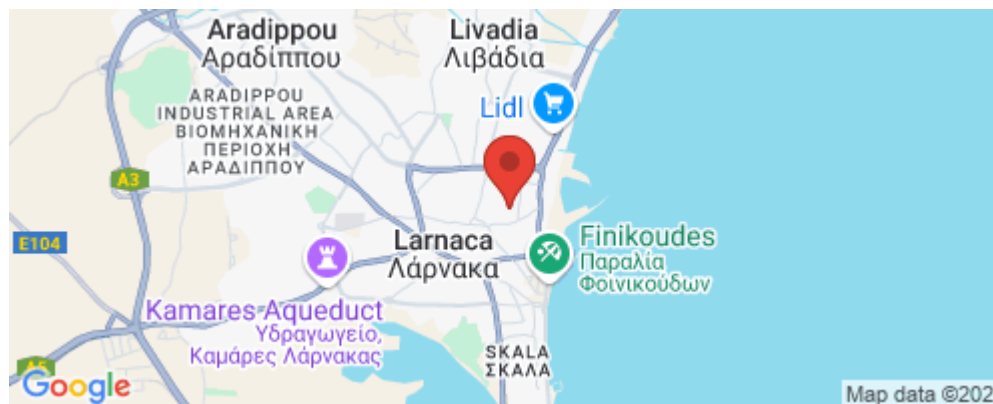


## 736m<sup>2</sup> Building for Sale in Larnaca - Sotiros

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

Covered Area	<b>736</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>744</b>
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### Additional info

Reference Number	<b>7932</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



