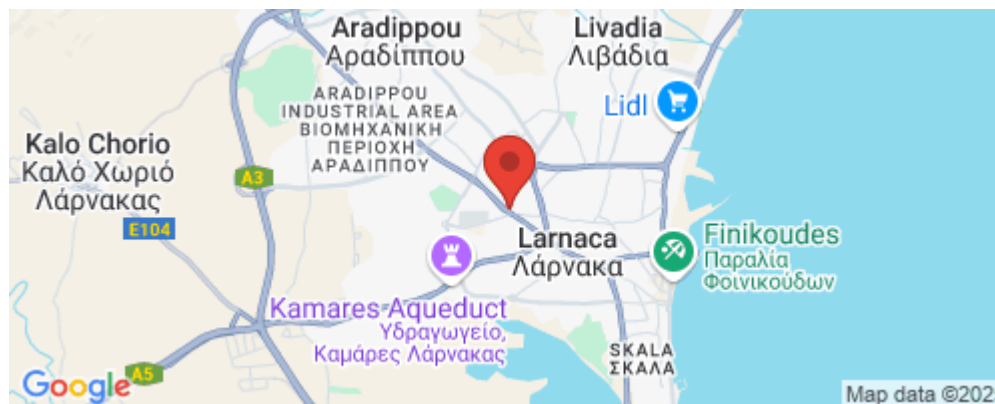


## 1197m<sup>2</sup> Office for Sale in Larnaca District

A great investment opportunity, located in the TOP commercial avenue, at the crossroad to the city centre and the highway. Easily accessible from anyway. Next to the New Mall which gives the commercial space advantage for a commercial project. It is within walking distance of the mall, swimming facilities as of the GSZ stadium and a short drive to the General Hospital. Educational institutions are within a short drive of any necessary amenities. The Building is built with the latest technology standards, to provide safety, fast intercommunication system and speedy internet, comfort in the working space, and most importantly individuals' safety.



### Property Info

Covered Area	<b>1197</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Parking	<b>Yes</b>
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### Additional info

Reference Number	<b>345463</b>
Property type	<b>Office</b>

### Amenities

#### Location

Region: **Larnaca**  
Coordinates: **34.9242754 / 33.6101486**

## Price: €7 650 000 + VAT

VAT for this property is **€1,319,289** or **€1,453,500**. 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>~€302 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 391.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€7 650 000 on May 1, 2024

