

## 222m<sup>2</sup> Commercial for Sale in Larnaca - Chrysopolitissa

Shop with mezzanine in a central and lively location in Chrysopolitissa Quarter in Larnaca Municipality. It abuts onto the busy avenue along its southwestern boundary, one of the most commercial streets in Larnaca, which designates an increased mobility throughout the day. It is ideally situated close to a numerous services and amenities and has excellent access to the city centre. In the nearby vicinity there are many commercial and residential developments.

The shop is located on the ground floor of a four-storey building and its level of construction and maintenance is good. The property was formed from the unification of two adjacent units. It consists of a display area and of...

### Property Info

### Plot / Area Info

Covered Area **222**

### Additional info

Reference Number	<b>24863</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1990 and older</b>

### Amenities

- Storage room

### Location

**Location:** Larnaca - Chrysopolitissa Region: **Larnaca**

## Price: €330 000 + VAT

VAT for this property is **€31,484** or **€62,700**. 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>~€9 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 486.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€330 000 on May 23, 2024

