

## 882m<sup>2</sup> Commercial for Sale in Meneou, Larnaca District

The project is fully completed and is under small renovations and installations requested from the Lessee.

Full occupation by January 2022. The lessee has already started paying the rent.

It is a highly-sought project, due to its privileged location as it is placed right next to the sea, while at the same time it integrates with the rural character of Meneou.

The project is within close distance to sandy beaches, 1 min from the airport and 5 min from Larnaca, a city with a bustling array of stylish boutiques, cafes, bars, restaurants, supermarkets and shops. As a whole, the project aims to cover the commercial needs of Meneou, while it intends to upgrade the residential...

### Property Info

### Plot / Area Info

Covered Area **882**

### Additional info

|                   |                         |
|-------------------|-------------------------|
| Reference Number  | <b>37787</b>            |
| Property type     | <b>Other Commercial</b> |
| Condition         | <b>Brand New</b>        |
| Construction Year | <b>2021</b>             |

### Amenities

### Location

**Location:** Meneou Region: **Larnaca**

## Price: €2 800 000 + VAT

VAT for this property is **€465,333** or **€532,000**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 175.00/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

€2 800 000 on May 23, 2024

