

## 1633m<sup>2</sup> Building for Sale in Larnaca District

This modern 4-storey hotel is conveniently located in the historic center of Larnaca on a charming side street, within walking distance of local attractions and the shopping area. There are 2 bars and a restaurant on site.

It features a rooftop pool with magnificent views of the Mediterranean Sea(500 m). The hotel is located near the Church of St. Lazarus and the medieval castle of Larnaca.

This is our guests ' favorite part of Larnaca, according to independent reviews. The hotel was opened in 2020.

Internal rate of return (GNR) IRR 12%

Features:

Free parking

Gym

Wi-Fi

Luggage storage

Outdoor swimming pool

Laundry room

## Price: €13 000 000 + VAT

VAT for this property is **€2,302,823** or **€2,470,000**. 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>€7 961.00/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

€13 000 000 on May 23, 2024









