

## 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	Excluded	Title transfer fee	None	Common ovnoncos	None
		Price per SQM	€7 961.00/m <sup>2</sup>	Common expenses	None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com
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## **Price change history**

€13 000 000 on May 23, 2024























