

## 103m<sup>2</sup> Commercial for Sale in Meneou, Larnaca District

This is an exclusive mixed-use project that is divided into four phases.

Set in the tranquil environment of Meneou, it is within walking distance to Blue-Flag sandy beaches.

Is the closest commercial development in distance to Larnaca Airport.

A guaranteed return of 4% net per annum is offered for 3 years.

Internal covered area 103 sq.m.

Mezzanine 52 sq.m.

### Property Info

### Plot / Area Info

Covered Area **103**

### Additional info

Reference Number **29435**

Property type **Other Commercial**

Construction Year **2021**

### Amenities

### Location

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

## Price: €525 363 + VAT

VAT for this property is **€26,268** or **€99,819**. 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>~€17 614.52</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 101.00/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

€525 363 on May 23, 2024







