

## 775m<sup>2</sup> Building for Sale in Larnaca District

A mixed-use two storey building in Larnaca city center. It comprises storage space on the ground floor and two apartments on the first floor. The storage space and the apartments have a covered area of 736sqm and 39sqm covered verandas.

Each apartment consists of a hall area, living room, kitchen, guest toilet, bathroom and three bedrooms. Out of the two apartments, one has a barbeque area on the covered veranda.

The apartments on the 1st floor are occupied. The ground floor is vacant.

Energy Performance Classifications for the Shop: Energy Class C

Energy Performance Classifications for the Apartments: Energy Class E

<b>Property Info</b>		Plot / Area In	fo	Additional info	
				Reference Number	44100
				Property type	Building
Covered Area	775	Plot area	744	Condition	Pre-Owned
				Construction Year	1990 and older
				Bathrooms	4

**Amenities** Location

Region: Larnaca



Price: €575 000 + VAT

VAT for this property is **€93,669** or **€109,250**. 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	~ <b>€19 600.00</b>	Common ovnences	Nama
Title deed	Has Title	Price per SOM	€742.00/m <sup>2</sup>	Common expenses	None

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

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## **Price change history**

€750 000 on May 23, 2024 €575 000 on Oct 18, 2025





