

## 328m<sup>2</sup> Building for Sale in Larnaca - Sotiros

These are three shops in Sotiros area of Larnaca. It comprises of:

Shop No.1 consisting of a c. 36sqm open plan retail space and a toilet. It has the exclusive right of use an uncovered parking space. Shop No.2 consisting of a c. 141sqm open plan retail space and a toilet. It has the exclusive right of use two uncovered parking spaces. Shop no.3 consisting of a c. 140sqm open plan retail space and a toilet. It has the exclusive right of use three uncovered parking spaces. When separate title deeds are issued it will benefit from unutilized density of c. 661sqm. Shop No.3 is currently occupied. Scheduling viewings maybe subject to limitations.

The imme...

Property Info		Plot / Area Info		Additional info		
				Reference Number	44196	
				Property type	Building	
Covered Area	328	Plot area	543	Condition	Pre-Owned	
				Construction Year	1990 and older	
				Bathrooms	3	

**Amenities** Location

• Storage room Location: Larnaca - Sotiros Region: Larnaca



**Price: €370 000 + VAT** 

VAT for this property is **€46,611** or **€70,300**. 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>€11 400.00</b>	Comman avenance	None
Title deed	Has Title	Price per SQM	€1 128.00/m <sup>2</sup>	Common expenses	None

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

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## **Price change history**

€370 000 on May 23, 2024









