

## 932m<sup>2</sup> Building for Sale in Larnaca - Chrysopolitissa

This is a corner commercial building in Larnaca Center , Prime Location.

It consists of a ground floor shop plus offices from 1st to 4th floor. Total covered areas 932 m2.

Yearly total rent 100.000 euros. ROI 5%

### Property Info

|                  |            |
|------------------|------------|
| Covered Area     | <b>932</b> |
| Heating          | <b>Yes</b> |
| Air Conditioning | <b>Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>450</b> |
|-----------|------------|

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>37818</b>     |
| Property type     | <b>Building</b>  |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>5+</b>        |

### Amenities

- Storage room

### Location

**Location:** Larnaca - Chrysopolitissa Region: **Larnaca**

## Price: €3 000 000 + VAT

VAT for this property is **€502,403** or **€570,000**. 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>~€116 600.00</b> | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€3 219.00/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

€3 000 000 on May 24, 2024

