

## 120m<sup>2</sup> Office for Sale in Larnaca District

This office is located in a prime location in Larnaca. It lies at the crossroads between the city center of Larnaca and the main highway network linking Larnaca with the other cities in Cyprus.

In a top commercial High street of Larnaca. It is positioned next to Metropolis Mall taking all the positive advantages which a new mall gives to a commercial project.

It is a superb location for small or big businesses due to excellent visibility and easy access.

### AVAILABILITY

Office 1st floor

Covered areas 93.6 sq.m.

Covered Verandas 16.4 sq. m.

Price 468.000 euro plus VAT

Office 2nd floor

Covered areas 93.6 sq.m.

Covered Veran...

### Property Info

### Plot / Area Info

Covered Area **120**

### Additional info

Reference Number	<b>46420</b>
Property type	<b>Office</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2023</b>

### Amenities

- Storage room

### Location

Region: **Larnaca**

## Price: €468 000 + VAT

VAT for this property is **€23,400** or **€88,920**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 900.00/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

€468 000 on May 24, 2024

