

## 235m<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 6th floor

Covered areas 165 sq.m.

Covered Verandas 68.1 sq. m.

Price 1.013.430 euro plus VAT

Office 7th floor

Covered areas 165 sq.m.

Covered Veran...

### Property Info

### Plot / Area Info

Covered Area **235**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>46424</b>              |
| Property type     | <b>Office</b>             |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2023</b>               |

### Amenities

- Storage room

### Location

Region: **Larnaca**

## Price: €1 013 430 + VAT

VAT for this property is **€101,990** or **€192,552**. 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>€4 312.00/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

€1 013 430 on May 24, 2024

