

## 2340m<sup>2</sup> Building for Sale in Larnaca - Sotiros

A corner commercial building, built within 3 plots.

The building has a covered area of 2,100 sq.m., covered verandas of 240 sq.m. and a basement of 1,190 sq.m. The basement consists of covered and uncovered parking spaces, a warehouse, a WC and an EAC substation.

The ground floor consists of a large open plan retail area.

The 1st floor, also consists of a large open plan retail area.

The 2nd floor consists of a showroom, an office, a server room, storage spaces and a cafeteria with kitchen.

### Property Info

Covered Area	<b>2340</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1812</b>
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### Additional info

Reference Number	<b>47043</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 - Sotiros Region: **Larnaca**

## Price: €2 450 000 + VAT

VAT for this property is **€443,513** or **€465,500**. 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>~€94 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 047.00/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>
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## Price change history

€2 450 000 on May 26, 2024

