

## 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> |
|-----------|-------------|

### 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> |

Phone: **+35725310243, +35770000889**

## Price change history

€2 450 000 on May 26, 2024

