

1437m² Building for Sale in Agios Nikolaos, Larnaca District

A commercial building in Agios Nikolaos, Larnaca Municipality.

The building consists of an open plan showroom on the ground floor, an office and a kitchenette on the first floor, and a basement.

It has a covered area of 802 sq.m. and a basement of 635 sq.m. It is built within three plots with a total area of 898 sq.m.

It offers close proximity to all amenities and easy access to Larnaca's center.

EPC Energy Class D

Property Info

Covered Area	1437
Heating	Yes
Air Conditioning	Yes

Plot / Area Info

Plot area	898
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Additional info

Reference Number	50144
Property type	Building
Condition	Pre-Owned
Construction Year	1990 and older
Bathrooms	4

Amenities

- Storage room

Location

Location: Agios Nikolaos Region: **Larnaca**

Price: €1 775 000 + VAT

VAT for this property is **€311,311** or **€337,250**. 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	Excluded	Title transfer fee	~€67 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€1 235.00/m²		

Representative: 1st Class Homes

Registration number	690	Email	info@1stclass-homes.com
License number	367/E	Legal name	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD

Phone: **+35725310243, +35770000889**

Price change history

€2 100 000 on May 26, 2024

€1 950 000 on Oct 24, 2024

€1 775 000 on Jul 29, 2025

