

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		Plot / Area	Info	Additional info	
				Reference Number	50144
Covered Area	1437			Property type	Building
Heating	Yes	Plot area	898	Condition	Pre-Owned
Air Conditioning	Yes			Construction Year	1990 and older
				Bathrooms	4

Amenities Location

• Storage room Location: Agios Nikolaos Region: Larnaca



Price: €1 475 000 + VAT

VAT for this property is €258,695 or €280,250. 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	~ €55 600.00	Common expenses	Nama
Title deed	Has Title	Price per SOM	€1 026.00/m ²		None

Representative: 1st Class Homes

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

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Price change history

€2 100 000 on May 26, 2024 €1 950 000 on Oct 24, 2024 €1 775 000 on Jul 29, 2025 €1 475 000 on Oct 18, 2025



