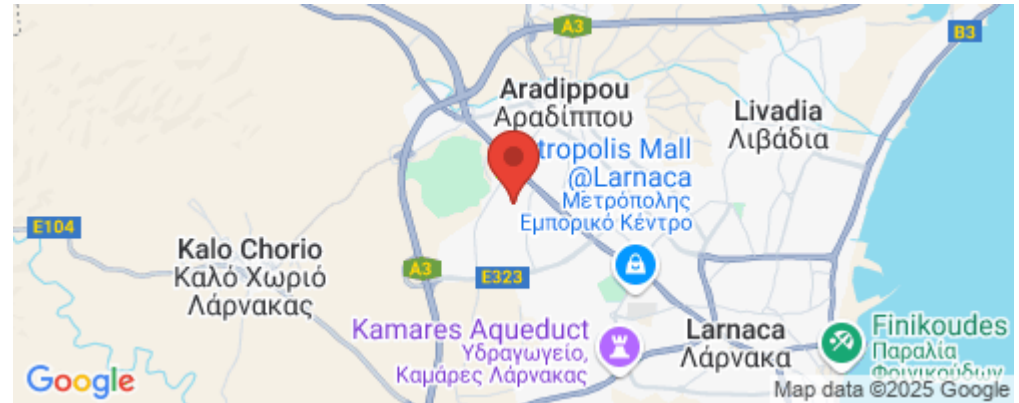


## 1308m<sup>2</sup> Building for Sale in Larnaca District

The property is a warehouse and a two-storey building with offices in Aradippou. It is located in the Industrial area of Aradippou, 1,5km from Larnaca-Ayia Napa highway.



The Building A is used as offices and is located on the western side of the plot. It consists of a ground floor, a first floor and a basement. The ground floor consists of a reception area, an open-plan office area, a separate office and two toilets. The 1st floor consists of four offices, two toilets and a kitchenette, while the basement consists of parking spaces and three toilets.

Access between floors is achieved through an internal staircase and an elevator. Access to the basement can also be achieved...

### Property Info

Covered Area **1308**  
Energy Efficiency **G**

### Plot / Area Info

Plot area **3254**

### Additional info

Reference Number **8369**  
Property type **Building**  
Condition **Pre-Owned**  
Construction Year **2012**

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.937867 / 33.582144**

## Price: €1 000 000 + VAT

VAT for this property is **€173,945** or **€190,000**. 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>~€36 600.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€765.00/m²</b>  |                 |             |

## Representative: GoGordian (Gordian Servicing)

|  |            |            |  |
|--|------------|------------|--|
| Registration number                      | <b>N/A</b> | Email      | <b>seraclidou@gordianservicing.com</b> |
| License number                           | <b>N/A</b> | Legal name | <b>GoGordian (Gordian Servicing)</b>   |
| Phone: <b>+35780004321, +35722812065</b> |            |            |  |

## Price change history

€1 150 000 on May 27, 2024

€1 000 000 on Feb 20, 2025



