

## 527m<sup>2</sup> Commercial for Sale in Aradippou, Larnaca District

Lovely, Shop for Sale in Aradippou area, Larnaca. Amazing location, close to all amenities such as schools, supermarkets, pharmacies, bakeries, coffee shops etc. Only few minutes away from the new Metropolis Mall of Larnaca. A short drive to Larnaca Town Center. Easy access to Larnaca, Nicosia, Limassol motorway.



It has an enclosed area extent of 527 sqm and a mezzanine of 196sqm that consists of customer service area, separate kitchen, storage spaces, offices and six toilets. Also, it has twenty parking spaces.

The immediate area comprises of commercial, residential and mixed-use developments.

Extras: A/C, Parking Spaces, Kitchen.

Title Deed Available.

### Property Info

Covered Area **527**  
Furnishing **Unfurnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1591**  
Parking **Covered, Yes**

### Additional info

Reference Number **41256**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Aradippou  
Coordinates: **34.938054942071 / 33.591163302972**  
Region: **Larnaca**

## Price: €2 500 000 + VAT

VAT for this property is **€375,380** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 744.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 500 000 on Aug 5, 2024







