

## 800m<sup>2</sup> Commercial for Sale in Larnaca District

Mixed-use Building for Sale in Mc Donalds Drive Thru area, Larnaca. Commercial location, close to many amenities, such as schools, major supermarkets, shops, coffee shops, pharmacies etc. Only a 6-minute drive to the new Metropolis Mall of Larnaca. A 10-minute drive to Larnaca Town Center, the harbor and the beach. Easy access to Larnaca, Nicosia motorway.



Mixed-use Building for Sale in Mc Donalds Drive Thru area, Larnaca. There is a basement 450sq.m approx. On the ground floor you can find a shop 250 sq.m, which also consist a mezzanine with kitchen, shower and 2wc. The second floor consist of an apartment with two bedrooms, separate kitchen, bath and shower with wc. Also, on the ...

### Property Info

Covered Area **800**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **41259**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**  
 Bathrooms **1**

### Amenities

#### Location

Region: **Larnaca**  
 Coordinates: **34.933339994383 / 33.614752193918**

**Price: €1 700 000 + VAT**

VAT for this property is **€278,375** or **€323,000**. 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>~€64 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 125.00/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>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

**Price change history**

€1 700 000 on Aug 5, 2024







