

## 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 upprox. 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	Plot / Area Info		Additional info	
Covered Area	<b>800</b>		Reference Number	<b>41259</b>
Furnishing	<b>Unfurnished</b>	Parking	Property type	<b>Other Commercial</b>
Air Conditioning	<b>All rooms, Yes</b>		Condition	<b>Pre-Owned</b>
			Bathrooms	<b>1</b>

Amenities	Location
	Region: <b>Larnaca</b>
	Coordinates: <b>34.933339994383 / 33.614752193918</b>

## 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 Price per SQM	<b>~€64 600.00</b> <b>€2 125.00/m<sup>2</sup></b>	Common expenses	<b>None</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







