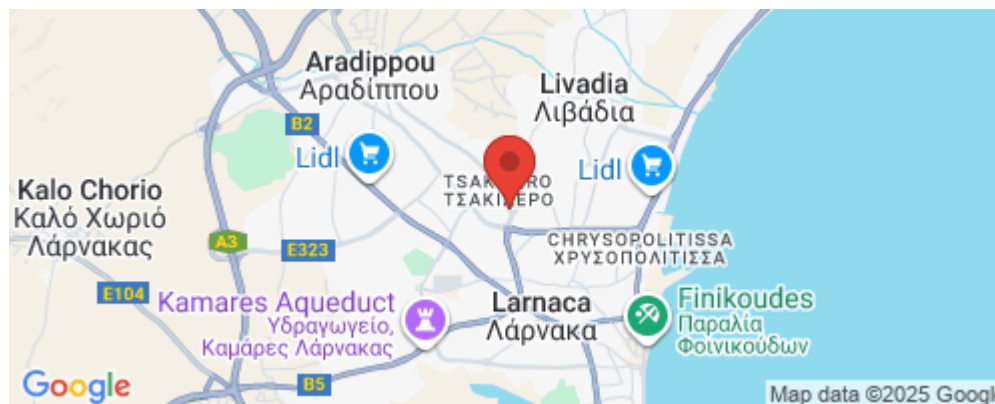


## 800m<sup>2</sup> Commercial for Sale in Larnaca District

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: +35724003723			

## Price change history

€1 700 000 on Aug 5, 2024













