


## 802m<sup>2</sup> Building for Sale in Drosia, Larnaca District

Commercial Building for Sale in the prime Drosia area, Larnaca. Great location as it is close to all amenities including schools, supermarkets, shops, coffee shops, restaurants, cinema etc. Just 3 minutes away from Larnaca Center, the harbor and the beach. A 2-minute drive to the new Metropolis Mall of Larnaca. Easy access to Larnaca, Limasol, Nicosia motorway. A 7-minute drive to the airport. 

Commercial Building for Sale in the prime Drosia area, Larnaca. The building consists of an open plan showroom on the ground floor, an office and a kitchenette on the first floor, and a basement.

The building has a covered area of 802sqm and a basement of 635sqm. It is built within th...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**802**

Plot area

**898**

Parking

**Uncovered, Yes**

Reference Number

**41336**

Property type

**Building**

Condition

**Pre-Owned**

Bathrooms

**2**

### Amenities

### Location

**Location:** Drosia

Region: **Larnaca**

Coordinates: **34.917977 / 33.6204184**

## Price: €1 475 000 + VAT

VAT for this property is **€241,628** or **€280,250**. 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>~€55 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 839.00/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

€2 100 000 on Aug 5, 2024  
 €1 700 000 on Nov 2, 2024  
 €1 950 000 on Feb 20, 2025  
 €1 775 000 on Jul 23, 2025  
 €1 475 000 on Sep 20, 2025

