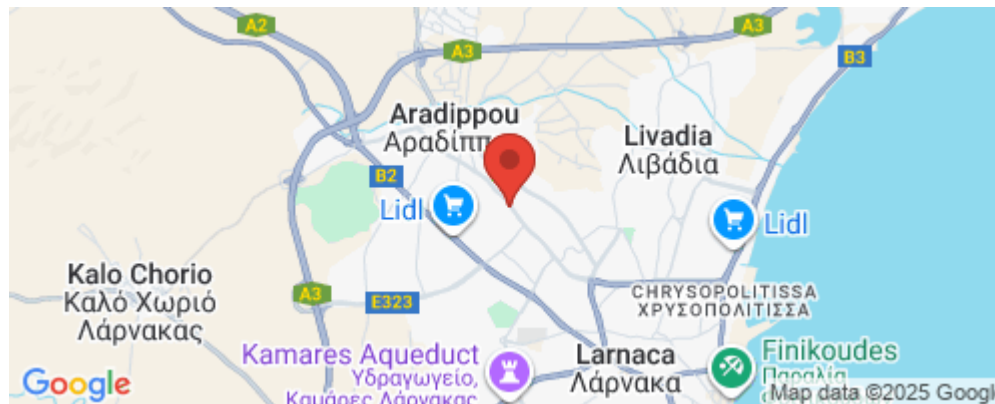


## 570m<sup>2</sup> Building for Sale in Aradippou, Larnaca District

Commercial Building 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.



The Building has an enclosed area extent of 570 sqm. The property falls within the zone Kα5 with 110% Building Density and 50% Coverage. The land has an area of 8.167 sq.m.

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

Title Deed Available.

Property Info		Plot / Area Info		Additional info	
Covered Area	570	Plot area	8167	Reference Number	41503
Furnishing	Unfurnished			Property type	Building
				Condition	Pre-Owned
Amenities	Location				
	Location: Aradippou			Region: Larnaca	
	Coordinates: 34.940831707345 / 33.600233521426				

## Price: €2 120 000 + VAT

VAT for this property is **€324,695** or **€402,800**. 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>~€81 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 719.00/m²</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

€2 120 000 on Aug 5, 2024

