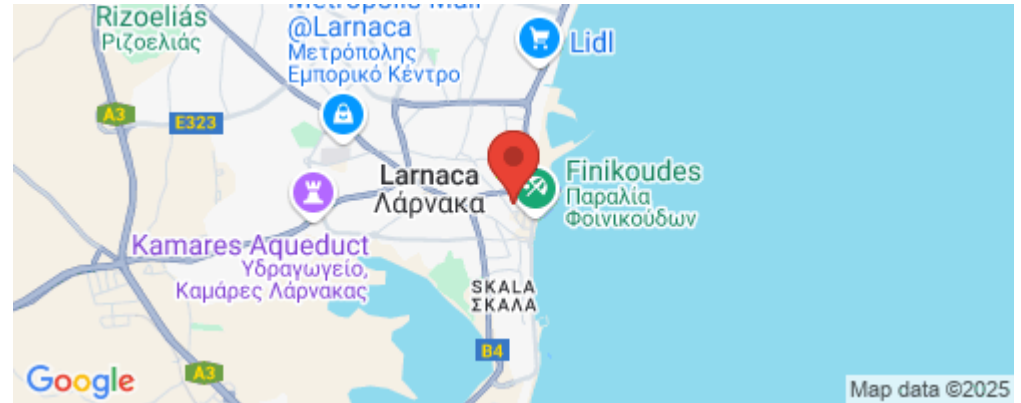


## 879m<sup>2</sup> Commercial for Sale in Larnaca District

Astonishing, Mixed-Use Building in Larnaca City Center. Close to amenities which include Greek and English Schools, sporting facilities, municipal park with library and theater. A short drive to the beach, Larnaca Marina and the promenade. A 5-minute drive to Larnaca International Airport.



The whole building consists of six shops on the ground floor and Eighteen apartments, three 2-bedroom apartment, three studio apartment and twelve 1-bedroom apartment. All apartments consist of small kitchen, living and dining area and bathroom. The building has total covered area of 879sq.m.

It must be noted that all apartments are rented €100.000 yearly. Also, the shops rented €1800 ...

### Property Info

Covered Area **879**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **369**

### Additional info

Reference Number **41692**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
View **City view**

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.91605 / 33.634804**

## Price: €4 000 000 + VAT

VAT for this property is **€664,437** or **€760,000**. 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>~€156 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 551.00/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

€4 000 000 on Aug 5, 2024





