

## 380m<sup>2</sup> Commercial for Sale in Drosia, Larnaca District

Mixed-use Building in the 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.



Building in the prime Drosia area, Larnaca. The building consists of a shop on the ground floor, one 3-bedroom apartment on the first floor and one 3-bedroom apartment on the second floor.

The Ground Floor Shop has enclosed Area 128 sq.m and 3 sq.m of Covered verandas. Today the shop used as a storage...

Property Info		Plot / Area Info		Additional info	
Covered Area	380	Plot area	203	Reference Number	41826
Furnishing	<b>Partially furnished</b>		Covered, Yes	Property type	Other Commercial
Air Conditioning	All rooms, Yes	Parking	Covereu, res	Condition	<b>Pre-Owned</b>

Amenities Location

**Location:** Drosia Region: **Larnaca** 

Coordinates: **34.9194111** / **33.6195239** 



Price: €420 000 + VAT

VAT for this property is €56,589 or €79,800. 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 Excluded

Title transfer fee ~€13 400.00

Price per SQM €1 105.00/m²

Common expenses None

## **Representative: Kalogirou Real Estate**

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## **Price change history**

€420 000 on Aug 5, 2024



































