

## 400m<sup>2</sup> Building for Sale in Drosia, Larnaca District

Residential 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 ground floor and upper floor house. Each house has internal area of 200sq.m approx. and comprises of a kitchen, living, dining area, three bedrooms (the master bedroom has en suite shower with wc) and one common bathroom with wc.

...

### Property Info

Covered Area **400**  
Furnishing **Unfurnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **700**  
Parking **Covered, Yes**

### Additional info

Reference Number **42024**  
Property type **Building**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

### Location

**Location:** Drosia  
Coordinates: **34.9148826 / 33.6092243**

Region: **Larnaca**

**Price: €850 000 + VAT**

VAT for this property is **€116,875** or **€161,500**. 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>~€30 600.00</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**

€850 000 on Aug 5, 2024





