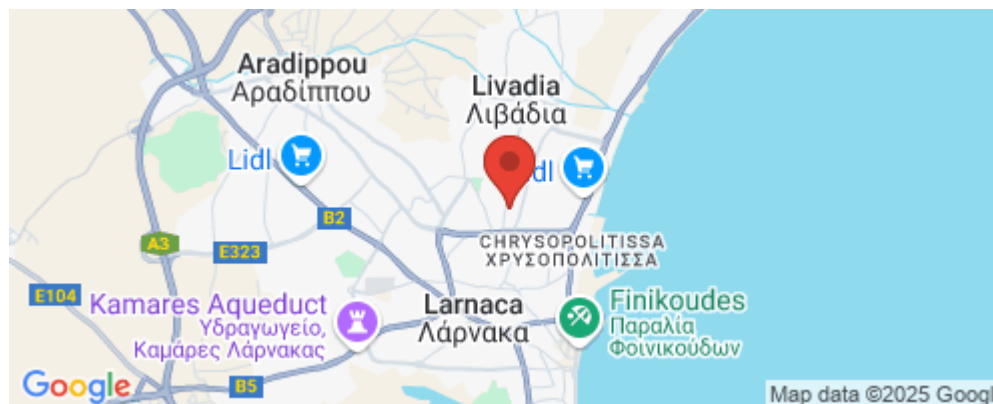


## 744m<sup>2</sup> Building for Sale in Larnaca District

Residential Building for Sale in Agioi Anargiroi, Larnaca. Great location, close to all amenities including Schools, supermarkets, bank, shops etc. A short distance to the harbor and Larnaca Town. Easy access to main roads and is few minutes away from the port.



Building for sale in Agioi Anargiroi. The ground floor consists of 3 offices, 2 WC, kitchen and storage space. The mezzanine consists of 3 offices, conference room, WC and open storage space. The ground floor (warehouse of the building) is 377 sq. m, the offices on the ground floor are 77 sq. m, the mezzanine is 225 sq. m and the veranda is 65 sq. m.

Great investment opportunity.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>744</b>	Plot area	<b>1</b>	Reference Number	<b>23864</b>
				Property type	<b>Building</b>
				Condition	<b>Pre-Owned</b>
Amenities		Location			
• Storage room		Region: <b>Larnaca</b>			
		Coordinates: <b>34.933563541053 / 33.626270518313</b>			

**Price: €793 000 + VAT**

VAT for this property is **€128,287** or **€150,670**. 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>~€28 320.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 066.00/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>
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**Price change history**

€793 000 on Aug 9, 2024

