

## 725m<sup>2</sup> Building for Sale in Larnaca District

Commercial and Residential Building for Sale right in the heart of Larnaca Town. Beautiful location, within walking distance to shops, restaurants, coffee shops etc. Easy access to amenities such as supermarket, schools, banks, pharmacies etc. Within walking distance to the amazing beach of Phoinikoudes, Larnaca Marina and the promenade. Just 7-minutes away from the famous Touristic Makenzy. A 10-minute drive to Larnaca International Airport.



Building for Sale right in heart of Larnaca Town. The whole building consists of three ground-floor shops and 10 spacious one and two bedroom apartments above. The three shops on the ground-floor are 50sq.m, 79 sq. m and 33 sq. m which can...

Property Info		Plot / Area I	nfo	Additional info	
Covered Area	725 All rooms, Yes	Plot area		Reference Number	24687
Air Conditioning			302	Property type	Building
				Condition	Pre-Owned

Amenities Location

Region: Larnaca

Coordinates: 34.913012986052 / 33.636314917075



Price: €3 000 000 + VAT

VAT for this property is €483,103 or €570,000. 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	Evelveled	Title transfer fee	~ <b>€116 600.00</b>	Camara an ayraanaa	Mana
	Excluded	Price per SOM	€4 138.00/m²	Common expenses	None

## **Representative: Kalogirou Real Estate**

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## **Price change history**

€3 000 000 on Aug 9, 2024























