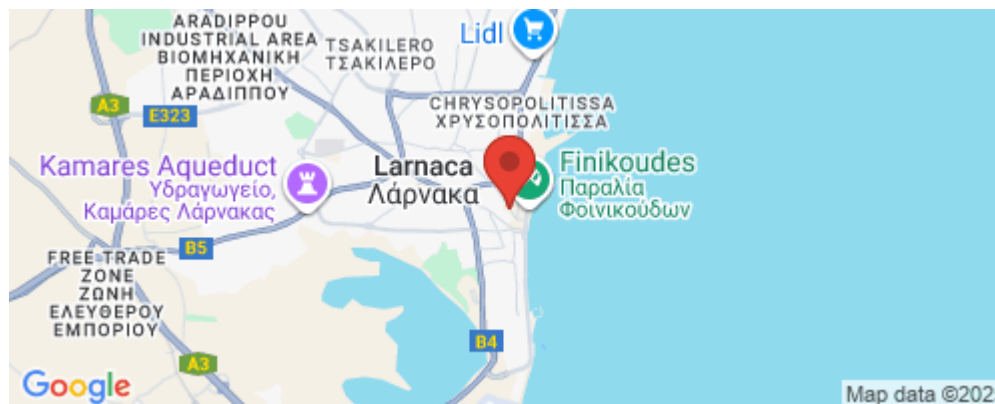


## 65m<sup>2</sup> Commercial for Sale in Larnaca District

Shop for sale in the heart of Larnaca town. Great location, within walking distance to the beach, shops, the promenade, Greek and English Schools, pharmacy, banks, fishing marina, Larnaca Marina, amenities, entertainment facilities, cafes and few minutes walking distance to the Finikoudes beach. A short drive to the harbour and the airport.



Shop for sale in Lanaca center. Property consist of 1 wc each shop and mezzanine. The internal area of the shops is around 42 sq.m area plus 23 sq.m of mezzanine each shop.

| Property Info |    | Plot / Area Info                                     |              | Additional info  |                  |
|---------------|----|--|--------------|------------------|------------------|
| Covered Area  | 65 | Parking  | Covered, Yes | Reference Number | 32465            |
|               |    |  |              | Property type    | Other Commercial |
|               |    |  |              | Condition        | Pre-Owned        |
| Amenities     |    | Location   |              |                  |                  |
|               |    | Region: <b>Larnaca</b>                               |              |                  |                  |
|               |    | Coordinates: <b>34.91401941661 / 33.635108581519</b> |              |                  |                  |

## Price: €199 000 + VAT

VAT for this property is **€9,950** or **€37,810**. 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>~€4 560.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 062.00/m²</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

€199 000 on Aug 9, 2024

