

## 134m<sup>2</sup> Commercial for Sale in Aradippou, Larnaca District

Ground Floor Shop for Sale in Aradippou area, Larnaca. Amazing location, close to all amenities such as schools, major supermarkets, banks, pharmacies etc. Only 8-minutes away from Larnaca Town Center, the harbor and the beach. An 5-minute drive to the New Metropolis Mall of Larnaca. A short drive to Larnaca International Airport. Easy access to Larnaca, Nicosia motorway.



Shop for Sale in Aradippou Area. The shop is located on the ground floor of the building and it consists of A/C, an open plan area, and a toilet.

The shop is rented for €150/month.

Extra: Double Glazed windows, Air Conditions, Parking Space.

Title Deed Available.

### Property Info

Covered Area **134**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **40716**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Aradippou Region: **Larnaca**  
 Coordinates: **34.9274887 / 33.6304674**

## Price: €85 000 + VAT

VAT for this property is **€4,250** or **€16,150**. 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>~€1 275.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€634.00/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: <b>+35724003723</b>			

## Price change history

€85 000 on Aug 9, 2024

