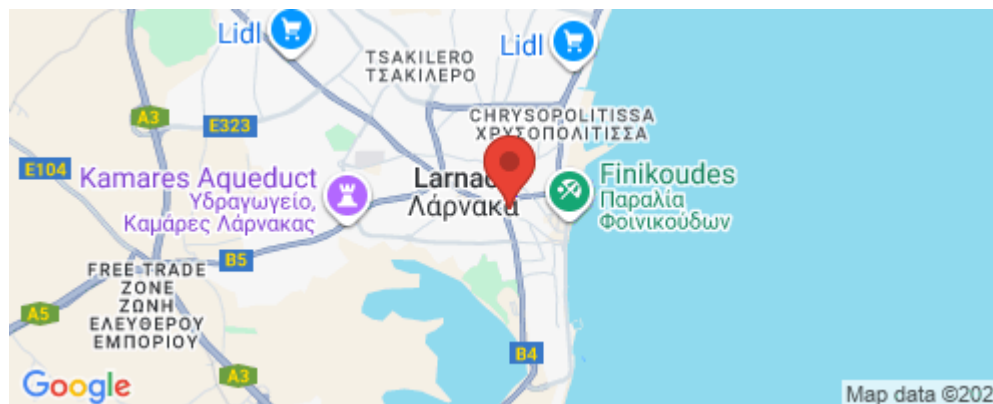


## 50m<sup>2</sup> Commercial for Sale in Larnaca District

Wonderful, Fully Equipped Business for Sale in American Academy Area. Is located within close proximity to an abundance of amenities including sporting facilities, schools, supermarkets, banks, entertainment facilities. Just a short drive to Larnaca Town Centre, Finikoudes beach and the new Larnaca International Airport.



Business for sale in Lanaca Center. Property consist of professional equipment, AC, kitchenette, storage rooms, toilet for clients and staff and plenty of storage rooms. The internal area of the shop is approximately 50 sq. m. There is monthly rent for the shop (€250 / per month). Selling price includes goodwill, equipment, furniture and fittings.

Great Op...

### Property Info

|                  |                       |
|------------------|-----------------------|
| Covered Area     | <b>50</b>             |
| Furnishing       | <b>Furnished</b>      |
| Air Conditioning | <b>All rooms, Yes</b> |

### Plot / Area Info

### Additional info

|                  |                         |
|------------------|-------------------------|
| Reference Number | <b>40753</b>            |
| Property type    | <b>Other Commercial</b> |
| Condition        | <b>Pre-Owned</b>        |

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.915758093065 / 33.628008728905**

## Price: €19 000 + VAT

VAT for this property is **€950** or **€3,610**. 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>~€285.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€380.00/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

€19 000 on Aug 9, 2024

