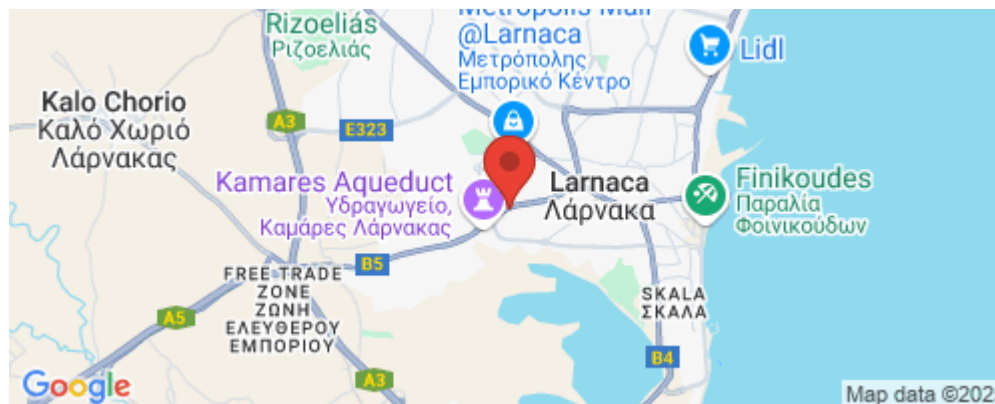


## 508m<sup>2</sup> Commercial for Sale in Drosia, Larnaca District

Mixed Use Building for Sale in the prime Drosia area, Larnaca. Great location as it is close to all amenities including schools, supermarkets, shops, coffee shops, restaurants, cinema etc. Just 5 minutes away from Larnaca Center, the harbor and the beach. A 2-minute drive to the new Metropolis Mall of Larnaca. Easy access to Larnaca, Limasol, Nicosia motorway. A 7-minute drive to the airport.



Building for Sale in Drosia area, Larnaca. The building comprises of five shops on the ground floor of which two of them are rented at €3.000 / per month combined. The first floor consists of one two bedroom and one three-bedroom apartment which are also occupied.

The building has a ...

### Property Info

Covered Area

**508**

### Plot / Area Info

Plot area

**707**

Parking

**Uncovered, Yes**

### Additional info

Reference Number

**40976**

Property type

**Other Commercial**

Condition

**Pre-Owned**

Bathrooms

**2**

### Amenities

#### Location

**Location:** Drosia

Region: **Larnaca**

Coordinates: **34.91632074012 / 33.604807229951**

## Price: €1 650 000 + VAT

VAT for this property is **€245,291** or **€313,500**. 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>~€62 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 248.00/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

€1 650 000 on Aug 9, 2024

