


## 70m<sup>2</sup> Commercial for Sale in Meneou, Larnaca District

Spacious shop for Sale in Meneou, Larnaca. The property 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. 

Spacious shop for Sale in Meneou, Larnaca. The property consists of a ground floor area of 70sq.m and mezzanine area of 49sq.m.

Colossos Viride Building is set on the main access road to Larnaca on two plots of a total area of 1087sq.m with 17 parking spaces. It consists of shops with mezzanine at ground floor with total area of 488sq.m divided to three or seven shops due...

### Property Info

Covered Area **70**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **41090**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Meneou Region: **Larnaca**  
 Coordinates: **34.859356907886 / 33.589063313709**

## Price: €230 000 + VAT

VAT for this property is **€11,500** or **€43,700**. 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>~€5 800.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 286.00/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>                          |
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## Price change history

€230 000 on Aug 9, 2024

