

## 523m<sup>2</sup> Commercial for Sale in Larnaca District

Mixed Use Building in Mc Donalds Drive Thru area, Larnaca. Great location, as all amenities, including schools and supermarket are within walking distance. A short drive to Larnaca Town Centre, the harbour and the beach. Very easy access to Larnaca, Limassol, Nicosia intersection. The lovely residential neighborhood is quiet and family orientated surrounded by residential properties. 

Mixed Use detached Building. The building is right next to a park and consists of two shops and two three-bedroom apartments. On the ground floor, there are the two shops which are total 279 sq. m and have 2 sq. m of uncovered veranda. On the first floor there are two apartments. Each apartment consist...

### Property Info

Covered Area	<b>523</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **730**

### Additional info

Reference Number	<b>42093</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

### Location

Region: **Larnaca**  
 Coordinates: **34.933569731749 / 33.620601407699**

## Price: €825 000 + VAT

VAT for this property is **€123,624** or **€156,750**. 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>~€29 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 577.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealstate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€825 000 on Aug 9, 2024











