

## 287m<sup>2</sup> Commercial for Sale in Larnaca District

Amazing, Fully Renovated, Shop for sale in New Marina-Port area, Larnaca. Easy access to main roads and is few minutes away from the port, Finikoudes, Center of Larnaca, and local beaches. Close to all amenities including Schools, supermarkets, bank, shops etc. A short distance to the harbour and Larnaca Town.



Shop for sale in New Marina – Port area of Larnaca Town. The property is fully renovated and consists of 287 sq m of internal area, and a 99 sq m in total mezzanine. The property has 1wc, A/C and assigned parking space.

Title Deed available.

Extra: Fully Renovated, A/C, Parking Space.

### Property Info

### Plot / Area Info

Covered Area **287**

### Additional info

Reference Number	<b>42219</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.930538360237 / 33.634443385755**

## Price: €800 000 + VAT

VAT for this property is **€93,463** or **€152,000**. 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>~€28 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 787.00/m²</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

€800 000 on Aug 9, 2024

