


## 360m<sup>2</sup> Building for Sale in Larnaca District

Commercial Building for Sale in Agioi Anargiroi, 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. 

Double Storey Building for sale in Agioi Anargiroi. The property it is divided into a reception area and six offices. The ground floor has internal area of 247 sq.m and the first floor has an area of 113 sq.m.

Extra: A/C, Uncovered Parking, Reception, Closed offices, Kitchen.

### Property Info

Covered Area  
Furnishing  
Air Conditioning

**360**

**Unfurnished**

**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**560**

**Uncovered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**42741**

**Building**

**Pre-Owned**

### Amenities

#### Location

Region: **Larnaca**

Coordinates: **34.9342968 / 33.6217529**

## Price: €1 200 000 + VAT

VAT for this property is **€158,000** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 333.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€1 200 000 on Aug 9, 2024

