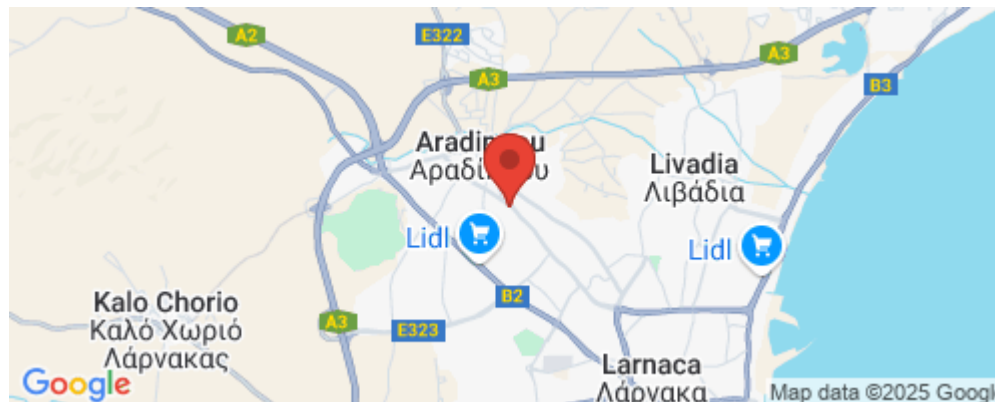


290m² Commercial for Sale in Aradippou, Larnaca District

Mixed-Use Building for Sale in Aradippou area, Larnaca. Amazing location, close to all amenities such as schools, supermarkets, pharmacies, bakeries, coffee shops etc. Only few minutes away from the new Metropolis Mall of Larnaca. A short drive to Larnaca Town Center. Easy access to Larnaca, Nicosia, Limassol motorway.



The building consists of two abutting buildings, a ground floor shop and a ground floor house. The shop was built circa 1993, operates as a laundromat and has an area of approximately 109 sq.m., mezzanine 55 sq.m. The house was built in circa 1980 and has an area of 181 sq.m., covered terraces of 30 sq.m. and uncovered terraces of 18 sq.m.

It should be noted t...

Property Info

Covered Area	290
Furnishing	Unfurnished
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	954
Parking	Uncovered, Yes

Additional info

Reference Number	43044
Property type	Other Commercial
Condition	Pre-Owned
Bathrooms	1

Amenities

Location

Location: Aradippou
Region: **Larnaca**
Coordinates: **34.944707943495 / 33.595965739812**

Price: €350 000 + VAT

VAT for this property is **€41,155** or **€66,500**. 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	Excluded	Title transfer fee	~€10 600.00	Common expenses	None
		Price per SQM	€1 207.00/m²		

Representative: Kalogirou Real Estate

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A
Phone: +35724003723			

Price change history

€385 000 on Aug 9, 2024
 €350 000 on May 1, 2025

