


## 448m<sup>2</sup> Building for Sale in Larnaca District

Commercial Building in the heart of Larnaca Center. Great location, within walking distance to the beach, shops, the promenade, Greek and English Schools, pharmacy, banks, fishing marina, Larnaca Marina, amenities, entertainment facilities, cafes and few minutes walking distance to the Finikoudes beach. A short drive to the harbour and the airport. 

The Project is an excellent investment opportunity in the famous Ermou street, within the heart of Larnaca city center. Located 100 meters away from the famous Finikoudes coastline, and the main shopping area of Larnaca, restaurants, cafeterias, and many other facilities.

Building for Sale in Larnaca Center. The building compris...

### Property Info

Covered Area **448**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **43325**  
Property type **Building**  
Condition **Brand New**  
View **City view**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.9154303 / 33.634032**

## Price: €1 000 000 + VAT

VAT for this property is **€143,125** or **€190,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 232.00/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

€1 300 000 on Aug 9, 2024

€1 000 000 on Oct 9, 2024

