

## 220m<sup>2</sup> Commercial for Sale in Larnaca District

Listed Building in the heart of Larnaca Town Centre. Next to Saint Lazarus Curch, within walking distance to the famous Phoinikoudes beach, Larnaca Marina, amenities, shops, the beach, entertainment facilities etc. Outstanding location. A short drive to Larnaca International Airport.



Two Storey Building in the heart of Larnaca Town Centre. The Building consist of a shop on the ground floor with internal covered area of 100sqm. On the first floor there is an upper floor house with internal covered area of 120 sqm.

It should be noted that the House is Listed and it needs full renovation.

The area of the property is characterized as residential and quiet.

Title ...

### Property Info

Covered Area **220**  
Furnishing **Unfurnished**

### Plot / Area Info

Plot area **300**

### Additional info

Reference Number **43457**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.911768748682 / 33.634066937434**

## Price: €2 000 000 + VAT

VAT for this property is **€189,091** or **€380,000**. 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>~€76 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 091.00/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

€2 000 000 on Aug 9, 2024







