

## 245m<sup>2</sup> Commercial for Sale in Larnaca District

Mixed Use Building in Mall area, Larnaca. It is located 370m from Larnaca's General Hospital and 500m from the New Mall of Larnaca. It offers great proximity to shops, restaurants, and more. The building is 10min away from Larnaca's Marina and the famous Finikoudes beach. A 10-minute drive to Larnaca International Airport. ✖

Mixed Use Building for sale in Mall area, Larnaca. The building consists of one big flat on the first floor and has permission to build two shops on the ground floor. The apartment has internal covered area of 245 sq. m and consists of living room, separate kitchen and dining area, 4 bedrooms, 1 bath, 2 wc, 18 sq. m covered veranda, 10 sq. m uncovere...

### Property Info

Covered Area	<b>245</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>558</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>43700</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>
View	<b>City view</b>

### Amenities

#### Location

Region: **Larnaca**  
 Coordinates: **34.921325978084 / 33.601653341761**

## Price: €590 000 + VAT

VAT for this property is **€61,529** or **€112,100**. 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>~€20 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 408.00/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>
Phone: <b>+35724003723</b>			

## Price change history

€590 000 on Aug 9, 2024













