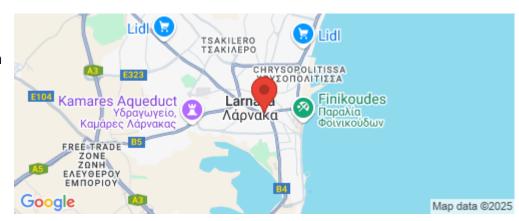


## 281m<sup>2</sup> Commercial for Sale in Larnaca District

Shop with basement in American Academy area, Larnaca. Amazing location, close to a plethora of amenities and services such as supermarkets, restaurants, shops, schools etc. Just few minutes away from Larnaca Town Centre, the harbor and the beach. Larnaca International Airport is only 9 minutes away. Easy access to the motorway.



It consists of a ground floor of 281sqm with a large open space, several partitioned offices, and sanitary facilities. The basement (323sqm) contains storage space, sanitary facilities, and a kitchenette. The property has a total road frontage of 19m.

The ground floor is finished in fitted carpet and ceramic tiles and laminated PVC for the sanitary a...

Property Info Plot / Area Info

Covered Area **281** 

Furnishing

Unfurnished

Air Conditioning All rooms, Yes

Amenities Location

Region: **Larnaca** 

Coordinates: **34.9166013** / **33.6250613** 

## **Additional info**

Reference Number 44119

Property type Other Commercial

Condition **Pre-Owned** 



Price: €645 000 + VAT

VAT for this property is €74,347 or €122,550. 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 ~€22 400.00

Price per SQM €2 295.00/m²

Common expenses None

## Representative: Kalogirou Real Estate

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

Phone: **+35724003723** 

## **Price change history**

€495 000 on Aug 9, 2024 €645 000 on Jul 30, 2025





