

392m² Commercial for Sale in Larnaca District

Mixed Use Building in Mall 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. ✖

The property consists of a shop with ground floor area of 291sqm and a mezzanine of 245sqm, as well as a unified apartment at the mezzanine level with an area of 101sqm. The property has the right to use 7 parking spaces on the ground floor.

The property falls within commercial planning zone E34/K6, with building density coefficient of 140/90%, coverage coe...

Property Info	Plot / Area Info		Additional info	
Covered Area Furnishing	392 Unfurnished	Parking	Covered, Yes	Reference Number Property type Condition
				44123 Other Commercial Pre-Owned

Amenities	Location
	Region: Larnaca Coordinates: 34.929785031368 / 33.602170409262

Price: €635 000 + VAT

VAT for this property is **€86,632** or **€120,650**. 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 Price per SQM	~€22 000.00 €1 620.00/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

€635 000 on Aug 9, 2024

