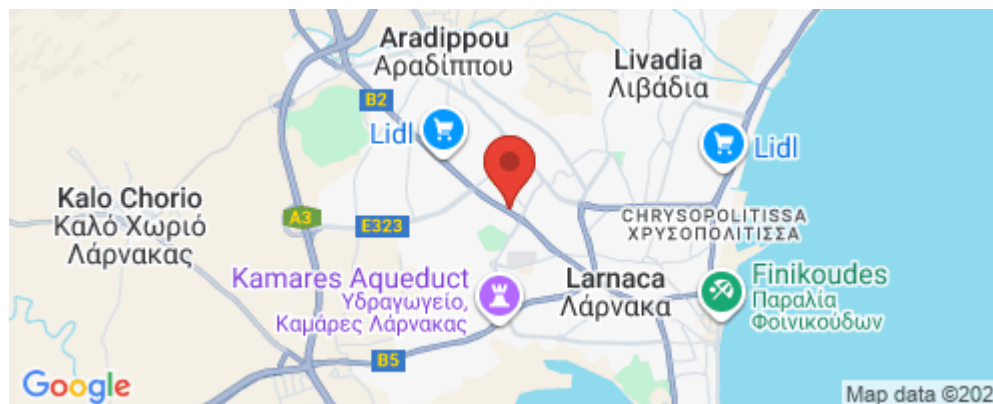


## 392m<sup>2</sup> Commercial for Sale in Larnaca District

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 Εβ4/Κα6, with building density coefficient of 140/90%, coverage coe...

### Property Info

Covered Area  
Furnishing

**392**  
**Unfurnished**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

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	<b>Excluded</b>	Title transfer fee	<b>~€22 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 620.00/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: +35724003723			

**Price change history**

€635 000 on Aug 9, 2024

