


## 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 Eβ4/Kα6, with building density coefficient of 140/90%, coverage coe...

### Property Info

Covered Area **392**  
 Furnishing **Unfurnished**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **44123**  
 Property type **Other Commercial**  
 Condition **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>
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## Price change history

€635 000 on Aug 9, 2024

