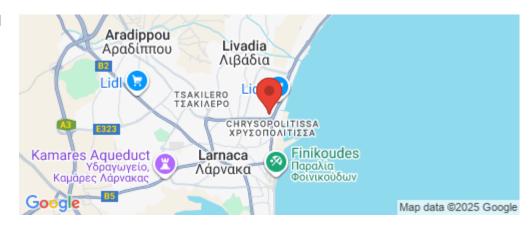


## 400m<sup>2</sup> Commercial for Sale in Larnaca District

Mixed- Use Building in New Marina- Port Area, Larnaca. Great location and is ideally situated close to a plethora of amenities and services such as supermarkets, shops, restaurants, schools, bakeries etc. Just few minutes away from Larnaca Town Center. Easy access to Larnaca, Ayia Napa, Nicosia motorway.



Mixed- Use Building for Sale in Port area. The property is a mixed use building built in 1980, with total covered area of 400 sq.m and plot area of 623 sq.m. The ground floor comprised of a ground floor house and shop and the upper floor from a semi-detached house. Covered parking available.

The properties have separate title deeds.

Extra: A/C, Fireplace, Covered ver...

Property Info		Plot / Area Info		Additional info	
				Reference Number	44568
Covered Area	400	Plot area	623	Property type	Other Commercial
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	<b>Pre-Owned</b>
				Bathrooms	1

Amenities Location

Region: Larnaca

Coordinates: 34.931592054553 / 33.636169704299



**Price: €1 100 000 + VAT** 

VAT for this property is €151,250 or €209,000. 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	~€40 <b>600.0</b> 0	Common oversen	Nama
		Price ner SOM	£2 750 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**

€1 100 000 on Aug 9, 2024























