

## 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

Covered Area **400**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **623**  
Parking **Covered, Yes**

### Additional info

Reference Number **44568**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
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	<b>Excluded</b>	Title transfer fee	<b>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 750.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€1 100 000 on Aug 9, 2024











