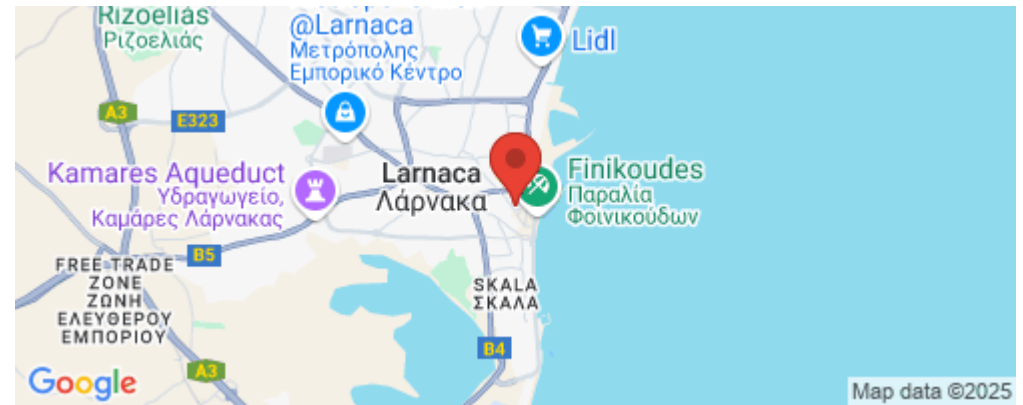# 374m² Commercial for Sale in Larnaca District

Mixed use Building for sale in Larnaca. Great location, within walking distance to the beach, shops, the promenade, Greek and English Schools, pharmacy, banks, fishing marina, Larnaca Marina, amenities, entertainment facilities, cafes and few minutes walking distance to the Finikoudes beach. A short drive to the harbor and the airport.

Two Story Building for sale in Larnaca Centre. The building was constructed in 1993 and comprises of two shops on the ground floor and two apartments on the upper floors. There is one apartment per story which are available for sale. The two ground floors have internal covered area of 93sq.m and 43 sq.m each. The apartment on the 1st floor has intern...

Property Info

Covered Area	**374**
Furnishing	**Partially furnished**
Heating	**Central Heating, Yes**
Air Conditioning	**All rooms, Yes**

Plot / Area Info

Plot area	**156**

Additional info

Reference Number	**44701**
Property type	**Other Commercial**
Condition	**Pre-Owned**
Bathrooms	**2**

Amenities

Location

Region: **Larnaca**

Coordinates: **34.9155006 / 33.6347106**

Price: €1 200 000 + VAT

VAT for this property is **€160,620** or **€228,000**. 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 Price per SQM	**~€44 600.00** **€3 209.00/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

€1 200 000 on Aug 9, 2024