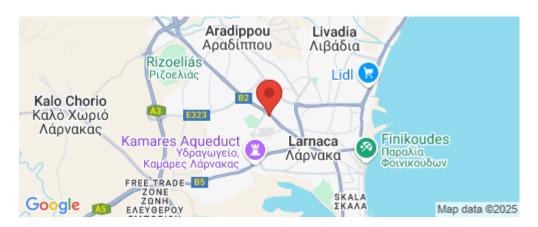


## 165m<sup>2</sup> Office for Sale in Larnaca District

Contemporary Office on a single floor for Sale in New Mall Area, Larnaca. Within close proximity to the New Metropolis Mall of Larnaca. Amazing location, as all amenities, such as schools, major supermarkets, entertainment and sporting facilities, are within close proximity. A short drive to Larnaca Town Center. There is easy access to major highways without getting delayed in any traffic.



Office for Sale in New Mall of Larnaca. The office places on the eighth floor. It consists of an open space with a reception area, four offices in total and a conference area. It also has a separate kitchen, and w/c. Externally has covered & uncovered verandas and offers underground covered p...

| Property Info    |                      | Plot / Area Info |              | Additional info  |                  |
|------------------|----------------------|------------------|--------------|------------------|------------------|
| Covered Area     | 165                  |                  |              | Reference Number | 44995            |
| Furnishing       | Unfurnished          | Parking          | Covered, Yes | Property type    | Office           |
| Heating          | Central Heating, Yes |                  |              | Condition        | <b>Brand New</b> |
| Air Conditioning | All rooms, Yes       |                  |              | View             | Sea view         |

Amenities Location

Region: **Larnaca** 

Coordinates: **34.9269851** / **33.605268** 

Elevator



Price: €1 075 140 + VAT

VAT for this property is €67,441 or €204,277. 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.

| V/\I | Evaluded | Title transfer fee | None                     | Common expenses | None |
|------|----------|--------------------|--------------------------|-----------------|------|
|      | Excluded | Price per SOM      | €6 516.00/m <sup>2</sup> |                 | None |

## Representative: Kalogirou Real Estate

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License number 569/E Legal name N/A

Phone: **+35724003723** 

## **Price change history**

€1 075 140 on Aug 9, 2024









