

## 453m<sup>2</sup> Commercial for Sale in Larnaca District

Part of a Mixed- Use Building in Larnaca center. 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 and in a walking distance to the sea. Easy access to Larnaca, Ayia Napa, Nicosia motorway.



12 Apartments and 1 shop with mezzanine for Sale in Larnaca center. Available for sale are 7 studio apartments with internal covered area of 29 sq m (approx.) each, 4 one-bedroom apartments with covered area of 34sq m (approx.) each, 1 three-bedroom apartment with covered area of 84 sq m and one shop with mezzanine on the ground floor of 50sq m.

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### Property Info

Covered Area **453**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **45552**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
View **City view**

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.9171444 / 33.635824**

**Price: €1 800 000 + VAT**

VAT for this property is **€258,556** or **€342,000**. 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>~€68 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 974.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€1 800 000 on Aug 9, 2024

