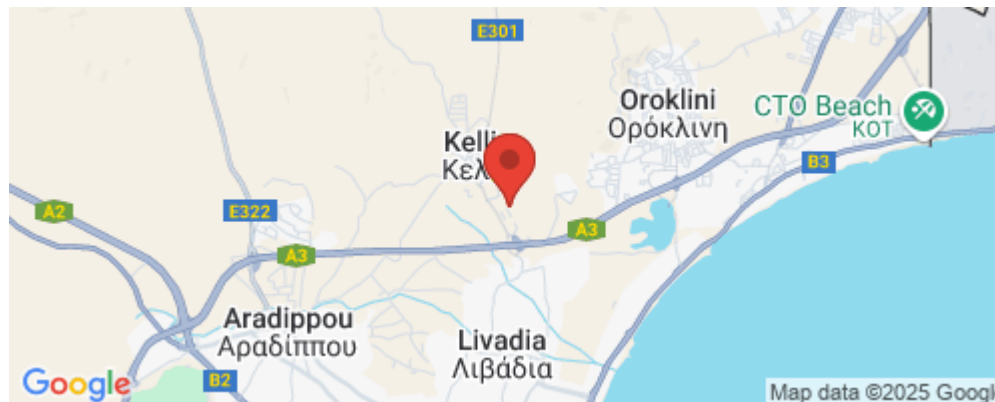


## 350m<sup>2</sup> Commercial for Sale in Livadia Larnakas, Larnaca District

Warehouse for Sale in Industrial Area of Livadia, Larnaca. Located in one of the most strategic locations, on the exit of motorway to Limassol, Pafos, Nicosia and Agia Napa. Short drive away from Cyprus's International Airport and Larnaca's harbor and Larnaca Center.



Warehouse for Sale in Industrial Area of Livadia, Larnaca. Covering an internal area of approximately 350 square meters: 230 sq.m open area on the ground floor and around 120 sq.m mezzanine with fully equip kitchen, closed office, two toilets and entrance gate. With the fenced yard of 290 sq.m. you can enjoy extra space for outside storage or parking.

This warehouse offers comfortable and functional...

### Property Info

Covered Area

**350**

### Plot / Area Info

Plot area

**640**

Parking

**Uncovered, Yes**

### Additional info

Reference Number

**46114**

Property type

**Other Commercial**

Condition

**Pre-Owned**

### Amenities

#### Location

**Location:** Livadia Larnakas

Region: **Larnaca**

Coordinates: **34.969403594536 / 33.628927673541**

## Price: €275 000 + VAT

VAT for this property is **€35,750** or **€52,250**. 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>~€7 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€786.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

## Price change history

€275 000 on Aug 10, 2024



