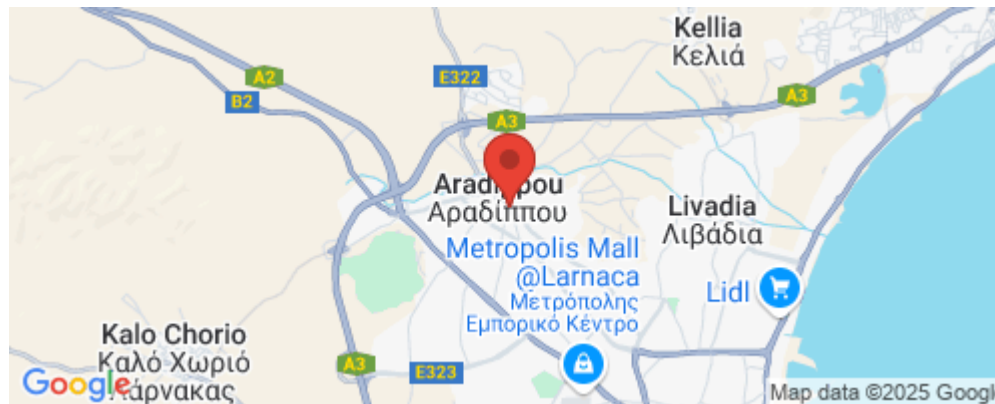


## 125m<sup>2</sup> Commercial for Sale in Aradippou, Larnaca District

Shop with mezzanine for Sale in Aradippou Area, Larnaca. Only 3 km away from the new Larnaca Metropolis Mall. Close to all amenities such as schools, supermarkets, banks, bakeries, pharmacy bus service etc. A 10-minute drive to Larnaca Town Center, the harbor and the beach. Easy access to Larnaca, Nicosia, Ayia Napa motorway without getting delayed in traffic.



Shop for sale in Larnaca, Aradippou area. The property is part of a complex that was built in 2011. The area of the interior spaces amounts to 125 sq.m. and the mezzanine 60sq.m. (approx.). Underground parking space available.

It is noted that the property has a distribution agreement and the share for sale is 116/157...

### Property Info

Covered Area **125**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **48278**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

#### Location

**Location:** Aradippou  
**Coordinates:** **34.950763558407 / 33.592828863824**

Region: **Larnaca**

## Price: €130 000 + VAT

VAT for this property is **€6,500** or **€24,700**. 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>~€2 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 040.00/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: <b>+35724003723</b>			

## Price change history

€96 000 on Aug 30, 2024

€130 000 on Oct 30, 2024







