

## 240m<sup>2</sup> Building for Sale in Drosia, Larnaca District

Commercial building on Faneromeni Avenue in Larnaca-with tenants café and drycleaner. X

On the plot there is a building with 2 rented shops:

- a. Shop1 80 sqm and 40sqm mezzanine
- b. Shop1 80 sqm and 40sqm mezzanine

The building is in a residential/commercial Zone with 100% Build Density, 50% plot coverage and a build of up to four floors (17m high).

Property area: 539 sqm

**Property Info**

Covered Area **240**

Floor Number **1**

Energy Efficiency **B**

**Plot / Area Info****Additional info**

Reference Number **6799**

Property type **Building**

Condition **Pre-Owned**

**Amenities****Location**

**Location:** Drosia

Region: **Larnaca**

Coordinates: **34.91125122297 / 33.623260298578**

## Price: €1 600 000 + VAT

VAT for this property is **€164,000** or **€304,000**. 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 Price per SQM	<b>~€60 600.00</b> <b>€6 667.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 600 000 on Sep 10, 2024

