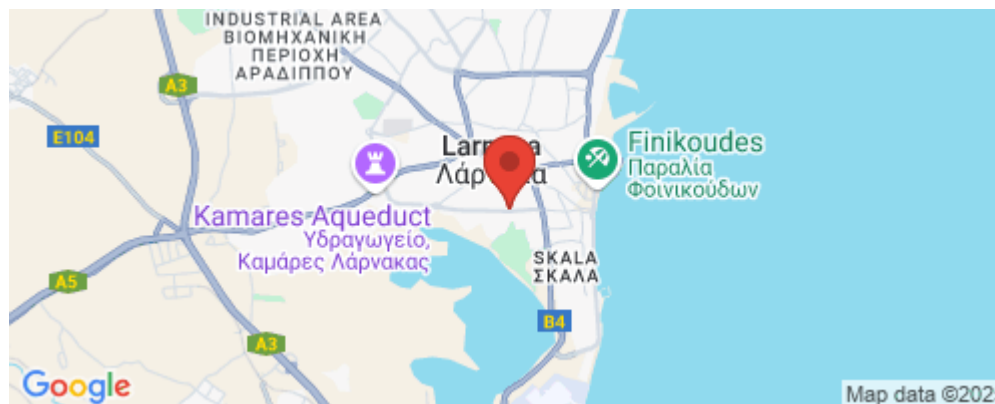


## 240m<sup>2</sup> Building for Sale in Drosia, Larnaca District

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



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  
Coordinates: **34.91125122297 / 33.623260298578**

Region: **Larnaca**

## 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	<b>~€60 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 667.00/m<sup>2</sup></b>		

## Representative: MySpace

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

## Price change history

€1 600 000 on Sep 10, 2024

