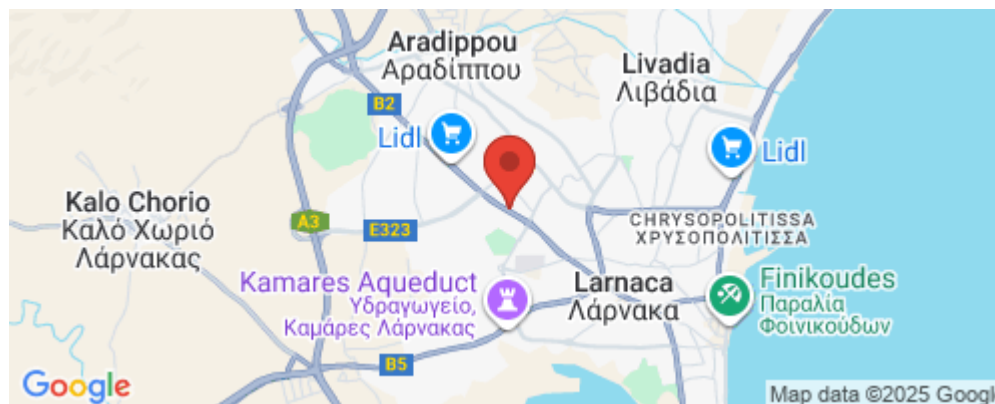# 511m² Commercial for Sale in Larnaca District

Mixed-Use Building for Sale in Aradippou area, Larnaca. Amazing location, close to all amenities such as schools, supermarkets, pharmacies, bakeries, coffee shops etc. Only few minutes away from the new Metropolis Mall of Larnaca. A short drive to Larnaca Town Center. Easy access to Larnaca, Nicosia, Limassol motorway.

The Two Storey building consists of a ground floor shop of internal area of 142sqm, consists of an open space, W.C, separate office room and a small kitchen. Moreover, on the ground floor there is a 3 Bedroom apartment with living and dining area, separate kitchen a guest toilet, a common bathroom with toilet, uncovered verada of 35sqm and a covered verada of 10sqm. ...

Property Info

Covered Area	**511**
Furnishing	**Partially furnished**
Air Conditioning	**All rooms, Yes**

Plot / Area Info

| Plot area | **545** |
| Parking | **Covered, Yes** |

Additional info

Reference Number	**48898**
Property type	**Other Commercial**
Condition	**Pre-Owned**
Bathrooms	**3**

Amenities

Location

Region: **Larnaca**

Coordinates: **34.930320665155 / 33.600797131915**

Price: €649 000 + VAT

VAT for this property is **€96,639** or **€123,310**. 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	**Excluded**	Title transfer fee Price per SQM	**~€22 560.00** **€1 270.00/m²**	Common expenses	**None**

Representative: Kalogirou Real Estate

Registration number	**1104**	Email	**info@kalogirourealestate.com**
License number	**569/E**	Legal name	**N/A**

Phone: **+35724003723**

Price change history

€649 000 on Oct 16, 2024