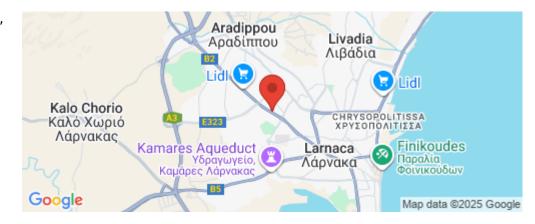


## 511m<sup>2</sup> Commercial for Sale in Larnaca District

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		Plot / Area Info		<b>Additional info</b>	
Covered Area Furnishing	511 Partially furnished All rooms, Yes	Plot area	545	Reference Number Property type	48898 Other Commercial
Air Conditioning		Parking	Covered, Yes	Condition Bathrooms	Pre-Owned 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  $\sim$  £22 560.00 Common expenses None Price per SQM £1 270.00/m<sup>2</sup>

## 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



















