

## 88m<sup>2</sup> Commercial for Sale in Larnaca - City Center

Reference ID: #SA35380  
Price details: €300,000 +VAT  
Project is situated in a prime location in the heart of Larnaca. The Building has 2 commercial spaces in Gf and mezzanine level and 20 apartments on 5 floors and roof terrace as follow; 15 studios (type A &B) and 4 two bedroom apartments + 1 two bedroom penthouse. The studios consist of an open space living room and kitchen; 1 bathroom and 1 balcony. The two bedroom apartment consist of an open space living room and kitchen, 2 bedrooms and 2 bathrooms and a balcony and roof top terraces for the penthouse. Located in the center of the town. 4-minute walk from the shopping and restaurants of Ermou 7-minute walk from the beach and restaurant... ✖

### Property Info    Plot / Area Info

Covered Area **88**

### Additional info

Reference Number **SA35380**  
Property type **Other Commercial**  
Condition **Under Construction**

### Amenities    Location

**Location:** Larnaca - City Center

Region: **Larnaca**

Coordinates: **34.917576265321 / 33.634073534646**

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 409.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€300 000 on Oct 31, 2024

