

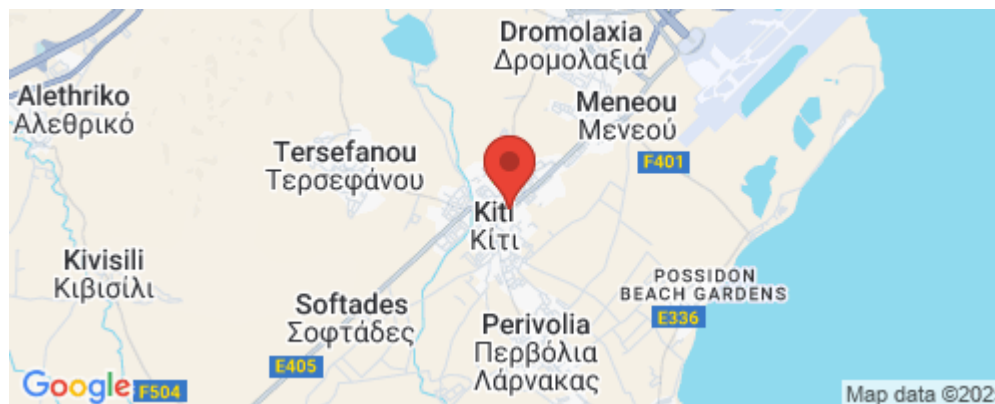
## 90m<sup>2</sup> Office for Sale in Kiti, Larnaca District

This prime mixed-use property on Archiepiskopou Makariou Avenue features modern commercial and residential spaces near Panayia Aggeloktisti Church.

The building has been constructed in 2008, it includes two ground-floor commercial units: a café and a restaurant, both with steady, long-term leases.

On the first floor are two spacious, vacant two-bedroom apartments (door no. 101&102), ideal for rental income.

The rooftop hosts an antenna leased at €1,500 annually through Dec 2028.



- The shop (cafe) on the northeastern side of the ground floor consists of an open plan area used as sitting / service area, a kitchen, an external disabled toilet and a stai...

Property Info	Plot / Area Info	Additional info	
Covered Area	90	Reference Number	24428
		Property type	Office
		Condition	Pre-Owned
Amenities	Location		
	Location: Kiti		
	Region: Larnaca		
	Coordinates: 34.848744 / 33.575243		

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 667.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€600 000 on Nov 19, 2024









