

## 68m<sup>2</sup> Commercial for Sale in Aradippou, Larnaca District

Shop for Sale in Aradippou Area, Larnaca. Only 2 km away from the new Larnaca Metropolis Mall. Close to all amenities such as schools, supermarkets, banks, bakeries, pharmacy bus service etc. A 10-minute drive to Larnaca Town Center, the harbor and the beach. Easy access to Larnaca, Nicosia, Ayia Napa motorway without getting delayed in traffic.



Shop for sale in Larnaca, Aradippou area. The commercial unit is located on the ground floor and consists of open plan area of 67.5 sq m and a mezzanine of 25.5 sq m.

The shop is a part of a new project which redefines modern living. A modern 3 storey building which consists of 2 commercial units on the ground level and 12 apart...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>68</b>	Parking	<b>Covered, Yes</b>	Reference Number	<b>50515</b>
Air Conditioning	<b>All rooms, Yes</b>			Property type	<b>Other Commercial</b>
				Condition	<b>Brand New</b>
Amenities		Location		Region: Larnaca	
• Balcony		<b>Location:</b> Aradippou			
		Coordinates: <b>34.94284516547 / 33.591380438358</b>			

**Price: €145 000 + VAT**

VAT for this property is **€7,250** or **€27,550**. 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>€2 132.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€145 000 on Feb 16, 2025









