

## 215m<sup>2</sup> Building for Sale in Larnaca District

Residential Building for sale in New Marina- Port Area, Larnaca. Great location and is ideally situated close to a plethora of amenities and services such as supermarkets, shops, restaurants, schools, bakeries etc. Just few minutes away from Larnaca Town Center. Easy access to Larnaca, Ayia Napa, Nicosia motorway.

Building for Sale in New Marina-Port area, Larnaca. For sale is a building located near the port, built on a plot of 271 square meters. The property consists of two independent residences, each with its own title deed, offering an excellent opportunity both for family living and investment purposes.

The ground floor residence has approximately 100 square meters of ...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>215</b>	Plot area	<b>271</b>	Reference Number	<b>50961</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Uncovered, Yes</b>	Property type	<b>Building</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>3</b>

### Amenities

- Balcony

### Location

Region: **Larnaca**

## Price: €440 000 + VAT

VAT for this property is **€40,623** or **€83,600**. 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 Price per SQM	<b>~€14 200.00</b> <b>€2 047.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€440 000 on Mar 16, 2025











