


## 221m<sup>2</sup> Commercial for Sale in Livadia Larnakas, Larnaca District

Mixed Use Building in Livadia Area, Larnaca City. Amazing location, close to all amenities, such as schools, major supermarket, coffee shops, bank, pharmacies etc. Just a short drive away from Larnaca Town Centre, the harbor and the beach. Very easy access to Larnaca, Nicosia motorway without getting delayed in any traffic. A 10-minute drive to the new Metropolis Mall of Larnaca. 

Mixed Use Building for Sale in Livadia area, Larnaca. The asset consists of two shops at the ground floor and one three-bedrooms' apartment at the upper floor. The first shop has 59sq.m of internal covered area and 6sq.m of covered verandas, while the second shop has 59sq.m of internal covered areas as ...

### Property Info

Covered Area **221**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **51250**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

### Location

**Location:** Livadia Larnakas Region: **Larnaca**  
Coordinates: **34.95362723 / 33.62568045**

**Price: €300 000 + VAT**

VAT for this property is **€28,493** 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>~€8 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 357.00/m²</b>		

**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: +35724003723			

**Price change history**

€300 000 on Apr 11, 2025

