

## 536m<sup>2</sup> Building for Sale in Larnaca District

Building for Sale with 4 x 3-Bedroom Apartments – Larnaca City

A great investment opportunity: a residential building consisting of four 3-bedroom apartments, requiring internal and external renovation (estimated renovation cost approximately €200,000).

Upgraded architectural plans are available to convert the building into:

2 x 4-Bedroom Apartments

2 x 3-Bedroom Apartments Additionally, there is remaining building density of 50 sq.m., allowing the construction of a 1-Bedroom Roof Garden Apartment on the second floor.

Current Layout:

2 x 3-Bedroom Apartments on the Ground Floor (Flats No. 1 & 2), each with 124 sq.m internal area + 10 sq.m cov...

Property Info		Plot / Area Info		Additional info	
Covered Area	536	Plot area	549	Reference Number	57640
				Property type	Building
				Condition	Pre-Owned
				Construction Year	2025
Amenities		Location			
		Region: Larnaca			

## Price: €680 000 + VAT

VAT for this property is **€102,558** or **€129,200**. 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>~€23 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 269.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€680 000 on Apr 29, 2025

