

## 3500m<sup>2</sup> Building for Sale in Larnaca District

Friendly and well-established hotel apartment complex with commercial shops, ideally located near the heart of Larnaca. The property is within walking distance to the town center, the renowned Palm Tree Promenade (Phinikoudes), and the Larnaca Marina. Larnaca International Airport is just a 10-minute drive away, while the town's port lies only 600 meters from the property.

The hotel comprises 37 well-designed and spacious apartments, along with 17 retail shops, as follows:

3 Comfortable two-bedroom apartments

21 Spacious one-bedroom apartments

13 Cozy spacious studios

17 Retail shops

### Important Notes

Valid planning permit allows the constru...

| Property Info |             | Plot / Area Info       |             | Additional info   |                  |
|---------------|-------------|------------------------|-------------|-------------------|------------------|
| Covered Area  | <b>3500</b> | Plot area              | <b>2000</b> | Reference Number  | <b>57775</b>     |
|               |             |                        |             | Property type     | <b>Building</b>  |
|               |             |                        |             | Condition         | <b>Pre-Owned</b> |
|               |             |                        |             | Construction Year | <b>2001-2010</b> |
| Amenities     |             | Location               |             |                   |                  |
|               |             | Region: <b>Larnaca</b> |             |                   |                  |

## Price: €10 000 000 + VAT

VAT for this property is **€1,840,000** or **€1,900,000**. 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>~€396 600.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 857.00/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> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€10 000 000 on May 7, 2025







