

## 1680m<sup>2</sup> Building for Sale in Larnaca - Sotiros

Reference ID: #SA32206 Price details: €1,350,000 Mixed use, Commercial and Residential building in Sotiros area of Larnaca. It is located along a main road at a small distance from Metropolis Mall and many amenities. The immediate area of the property comprises commercial, residential and mixed use buildings and enjoys easy access to the centre of Larnaca and the motorway. The building is partially completed, with the ground floor shop and basement completed and the upper floors on the skeleton. The shop is currently rented. A building permit has been obtained. The asset falls within commercial planning zone Eβ2 (68%) and Residential Planning Zone Kα3 (32%, with building density coeffic... ✖

### Property Info

Covered Area **1680**  
Energy Efficiency **N/A**

### Plot / Area Info

Plot area **759**

### Additional info

Reference Number **SA32206**  
Property type **Building**  
Condition **Under Construction**

### Amenities

#### Location

**Location:** Larnaca - Sotiros

Region: **Larnaca**

Coordinates: **34.92124651138 / 33.616952925737**

## Price: €1 350 000 + VAT

VAT for this property is **€239,625** or **€256,500**. 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>€804.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€1 350 000 on Oct 19, 2023

