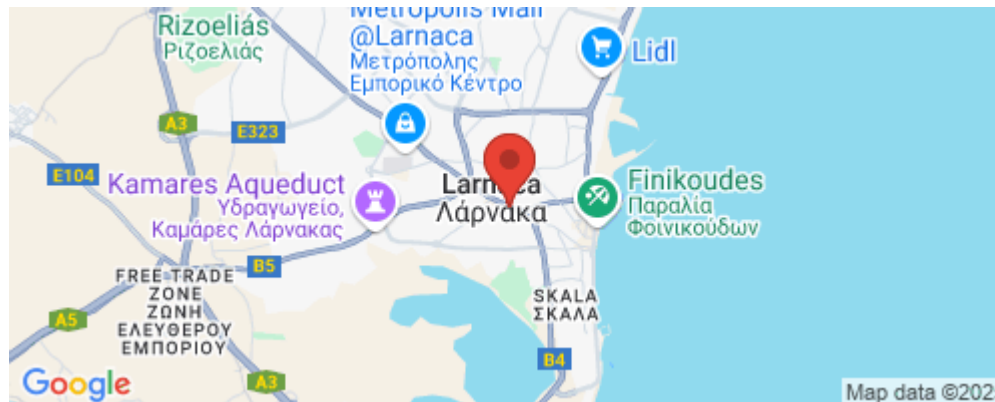


## 1,096m<sup>2</sup> Plot for Sale in Larnaca - Agios Nikolaos

Reference ID: #SA31107 Price details: €1,950,000 +VAT Commercial plot in Agios Nikolaos, Larnaca. The plot has an area of 1096 sqm, has a rather rectangular shape and an even flat surface. The immediate area comprises of numerous commercial developments as well as residential developments in the side streets and enjoys easy access to the center of Larnaca. The property falls within commercial planning zone Eβ1 with 200% building density, 50% coverage, 6 floors and a maximum height of 24m. PLUS V.A.T



### Property Info

Covered Area **1096**

### Plot / Area Info

Plot area **1096**

### Additional info

Reference Number  
Property type  
Condition

**SA31107**  
**Land and Plots**  
**Pre-Owned**

### Amenities

#### Location

**Location:** Larnaca - Agios Nikolaos  
**Coordinates:** **34.916900391679 / 33.623218565995**

Region: **Larnaca**

## Price: €1 950 000 + VAT

VAT for this property is **€333,137** or **€370,500**. 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>~€74 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 779.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€1 950 000 on Oct 19, 2023

