

## 2649m<sup>2</sup> Commercial for Sale in Aradippou, Larnaca District

Reference ID: #SA31063 Price details: €946,000 +VAT The property is a leasehold warehouse in the Industrial Zone of Aradippou, Larnaka district. It consists of a two storey building/showroom on the front side and a warehouse/storage space/workshop at the back side. The showroom comprises a reception, small kitchen, toilets, various open spaces for displaying goods, a main office, a server room/storage and open hallways. Access to the upper floor is achieved through an internal staircase and a lift. The upper floor comprises various open spaces, office areas, a kitchen, toilets, and storage. The ground floor and first floor have an area of 350sqm each, while the warehouse has a covered area of ... ✖

### Property Info

Covered Area	<b>2649</b>
Covered Veranda	<b>350</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>4181</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA31063</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Aradippou  
**Coordinates:** **34.935197703551 / 33.590854221254**  
**Region:** **Larnaca**

## Price: €946 000 + VAT

VAT for this property is **€172,241** or **€179,740**. 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 Price per SQM	<b>~€34 440.00</b> <b>€357.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€946 000 on Oct 19, 2023

