

## 392m<sup>2</sup> Building for Sale in Larnaca - Sotiros

The property is a listed building with a total area of 392 sqm, situated in the heart of Larnaca's historic city and traditional neighborhoods.

It falls within Planning Zone A6, offering substantial development potential with a building density of 180%, coverage of 70%, and allowance for up to 3 floors with a maximum height of 10 meters. Located in a quiet area within walking distance to the city center and the renowned Finikoudes beach, this property blends historical charm with convenience and investment potential.

Its listed status adds architectural and cultural value, making it a truly unique asset. The property is suitable for a wide range of uses, including boutique hosp...

**Property Info**

Covered Area **392**  
Total Number of Floors **3**  
Energy Efficiency **B**

**Plot / Area Info****Location**

**Location:** Larnaca - Sotiros Region: **Larnaca**

**Additional info**

Reference Number **239835**  
Property type **Building**  
Condition **Pre-Owned**

**Amenities**

## Price: €2 000 000 + VAT

VAT for this property is **€272,857** or **€380,000**. 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 Price per SQM	<b>~€76 600.00</b> <b>€5 102.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€2 000 000 on Oct 10, 2025

