

## 1437m<sup>2</sup> Building for Sale in Larnaca - Agios Nikolaos

Reference ID: #SA29725 Price details: €1,950,000 The project is a commercial building within three plots in Agios Nikolaos quarter, Larnaca Municipality. The building consists of a ground floor shop with a mezzanine and basement. It has a covered area of 424sqm, a mezzanine of 378sqm and a basement of 635sqm. It is built within three plots with a total area of 898sqm. It offers close proximity to all amenities and easy access to Larnaca's center.



### Property Info

Covered Area	<b>1437</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>N/A</b>

### Plot / Area Info

Plot area	<b>898</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>SA29725</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Larnaca - Agios Nikolaos

Region: **Larnaca**

Coordinates: **34.917900213354 / 33.620429826858**

## Price: €1 950 000 + VAT

VAT for this property is **€342,003** 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>€1 357.00/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>
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## Price change history

€2 500 000 on Oct 19, 2023  
 €2 100 000 on Feb 16, 2024  
 €1 950 000 on Nov 5, 2024

