

1437m² 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	1437
Total Number of Floors	5
Energy Efficiency	N/A

Plot / Area Info

Plot area	898
Parking	Yes

Additional info

Reference Number	SA29725
Property type	Building
Condition	Pre-Owned
Bathrooms	2

Amenities

- Storage room

Location

Location: Larnaca - Agios Nikolaos
Coordinates: **34.917900213354 / 33.620429826858**

Region: **Larnaca**

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	Excluded	Title transfer fee	~€74 600.00	Common expenses	None
		Price per SQM	€1 357.00/m²		

Representative: Smart Assets

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A
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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

