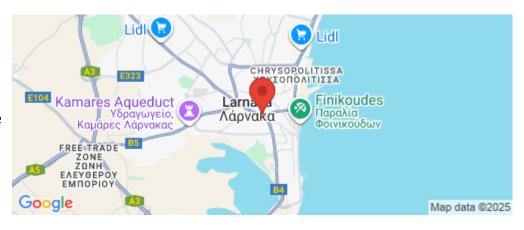


## 604m<sup>2</sup> Commercial for Sale in Larnaca

Reference ID: #SA29619Price details: €495,000The property is located on a central avenue in Larnaca. It consists of a ground floor of 281sqm with a large open space, several partitioned offices, and sanitary facilities. The basement (323sqm) contains storage space, sanitary facilities, and a kitchenette. The property has a total road frontage of 19m. The ground floor is finished in fitted carpet and ceramic tiles and laminated PVC for the sanitary areas. There is a lowered false ceiling allowing for mobility of services and lighting according to needs. The basement is finished with ceramic tiles. The property has air-conditioning units throughout. The location is very close to the comm...



Property Info		Plot / Area	a Info	Additional info	
Covered Area	604 N/A		Reference Numb		SA29619
Energy Efficiency		Parking	Yes	Property type	Other Commercial
				Condition	Pre-Owned

Amenities Location

• Parking Region: Larnaca

Coordinates: 34.916486201259 / 33.625209082609



Price: €495 000 + VAT

VAT for this property is €76,840 or €94,050. 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	~ <b>€16 400.00</b>	Common ovnonces	Nama
		Price per SOM	€820.00/m²	Common expenses	None

## **Representative: Smart Assets**

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

Phone: **+35777000111** 

## **Price change history**

€645 000 on Oct 19, 2023 €495 000 on Sep 27, 2024





