

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

Reference ID: #SA29619 Price details: €495,000 The 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

Covered Area **604**  
Energy Efficiency **N/A**

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number **SA29619**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

- Parking

### Location

**Location:** Larnaca  
Coordinates: **34.916486201259 / 33.625209082609**

Region: **Larnaca**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€16 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€820.00/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

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

