

## 295m<sup>2</sup> Commercial for Sale in Larnaca - Sotiros

Reference ID: #SA29618 Price details: €500,000 The asset is a ground floor retail unit in Larnaca district. The shop comprises of an open plan retail space on the ground floor and a mezzanine. Also parking space is available on the north part of the asset and is controlled by a vehicle entry barrier. The total area of the units is: Ground floor's 295 sqm and mezzanine's 152 sqm. The property benefits from its exceptional location as it is situated on a very famous shopping area in Larnaca's city centre. The immediate area mainly comprises of commercial developments with multi storey buildings consisting of shops on the ground floor and offices on the upper floors.

### Property Info

Covered Area **295**  
Energy Efficiency **N/A**

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number **SA29618**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

- Parking

### Location

**Location:** Larnaca - Sotiros  
**Coordinates:** **34.930906499476 / 33.629896681393**

Region: **Larnaca**

## Price: €500 000 + VAT

VAT for this property is **€59,407** or **€95,000**. 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 | <b>~€16 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 695.00/m²</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>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€647 500 on Oct 19, 2023  
 €500 000 on Sep 7, 2024

