

## 4859m<sup>2</sup> Commercial for Sale in Aradippou, Larnaca District

Reference ID: #SA27094 Price details: €4,600,000 This asset consists of three warehouses in Aradippou, within the Aradippou (Kalo Chorio) industrial area in proximity to the A3 motorway and the international airport. The asset has a total build area 4,859sqm that comprises of :- Warehouse No. 2 which consists of the ground floor of 583sqm with a mezzanine of 81sqm, a basement of 308sqm and the first floor of 747sqm.- Warehouse No. 4 which consists of the ground floor of 373sqm with a mezzanine of 81sqm, a basement of 640sqm and the first floor of 456sqm.- Warehouse No. 5 which consists of the ground floor of 380sqm with a mezzanine of 81sqm, a basement of 660sqm and the first floor of 46...

### Property Info

Covered Area **4859**  
Energy Efficiency **N/A**

### Plot / Area Info

Pool **No**  
Parking **Yes**

### Additional info

Reference Number **SA27094**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

- Storage room

### Location

**Location:** Aradippou Region: **Larnaca**  
Coordinates: **34.934097434941 / 33.582116507261**

## Price: €4 600 000 + VAT

VAT for this property is **€854,119** or **€874,000**. 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>~€180 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€947.00/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>
Phone: <b>+35777000111</b>			

## Price change history

€4 600 000 on Oct 19, 2023

