

559m² Commercial for Sale in Larnaca

Reference ID: #19756 Price details: €1,100,000 This asset is a shop on the ground floor of the mixed use building in Larnaca. The asset has a 423sqm ground floor and a 136sqm mezzanine and is currently divided internally in two units with separate entrance for each unit. Unit 1 comprises of an 81sqm open plan ground floor and a 136sqm mezzanine with storage space and toilet facilities. The unit benefits from a 7m facade. Unit 2 comprises of a 342sqm ground floor with an open plan layout with toilet facilities and kitchenette and a 10m facade. The immediate area of the asset is the commercial center of the Larnaca that comprises of commercial and residential developments.

Property Info

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|------------------------|------------|
| Covered Area | 559 |
| Total Number of Floors | 1 |
| Energy Efficiency | N/A |

Plot / Area Info

Additional info

| | |
|------------------|-------------------------|
| Reference Number | 19756 |
| Property type | Other Commercial |
| Condition | Pre-Owned |

Amenities

Location

Location: Larnaca Region: **Larnaca**

Price: €1 100 000 + VAT

VAT for this property is **€167,676** or **€209,000**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€40 600.00 | Common expenses | None |
| | | Price per SQM | €1 968.00/m² | | |

Representative: Smart Assets

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|----------------------------|--------------|------------|--------------------------------|
| Registration number | 1109 | Email | info@smartassets.com.cy |
| License number | 317/E | Legal name | N/A |
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Price change history

€1 100 000 on Oct 19, 2023

