

## 550m<sup>2</sup> Office for Sale in Kiti, Larnaca District

A hotel for sale in the Kiti area, Larnaca. The building includes 6+1 bedrooms and has three separate entrances, with the possibility of dividing into two adjacent buildings. The hotel is fully furnished and equipped with all necessary household appliances, air conditioning is installed in all rooms. The building has four kitchens, a spacious terrace, a garage, a heated swimming pool and security cameras around the perimeter. There is a private water well and 20 solar panels, which ensures minimal utility costs. On a plot of 4750 m<sup>2</sup> there is a guest house of 100 m<sup>2</sup> with a living room, kitchen and bedroom. Due to its large plot, functional layout and advantageous location, the property is ...

### Property Info

Covered Area **550**

Energy Efficiency **B**

### Plot / Area Info

### Additional info

Reference Number **185917**

Property type **Office**

Condition **Pre-Owned**

### Amenities

### Location

**Location:** Kiti Region: **Larnaca**

## Price: €2 650 000 + VAT

VAT for this property is **€402,318** or **€503,500**. 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>~€102 600.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 818.00/m²</b> |                 |             |

## Representative: DOM Real Estate

|                     |              |            |                        |
|---------------------|--------------|------------|------------------------|
| Registration number | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number      | <b>338/E</b> | Legal name | <b>N/A</b>             |
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## Price change history

€2 650 000 on Nov 5, 2025

