

## 420m<sup>2</sup> Building for Sale in Larnaca - Sotiros

Commercial property for sale with an area of 420 m<sup>2</sup> in the area of the central supermarket Alphamega, Larnaca. The building was built in 2025. Premium location – all city amenities are within walking distance.

### Property Info

Covered Area **420**  
Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **198742**  
Property type **Building**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Larnaca - Sotiros Region: **Larnaca**

## Price: €1 600 000 + VAT

VAT for this property is **€224,000** or **€304,000**. 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>~€60 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 810.00/m<sup>2</sup></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>             |
| Phone: +35796644888 |              |            |                        |

## Price change history

€1 600 000 on Jan 21, 2026

