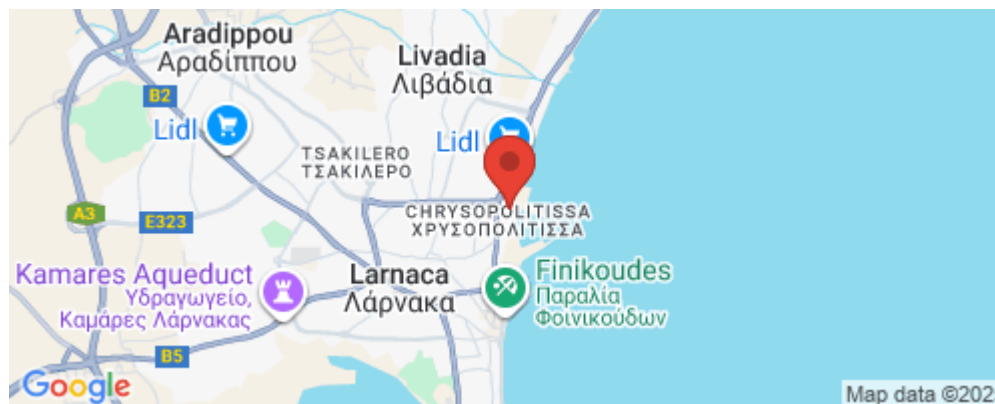


## 104m<sup>2</sup> Commercial for Rent in Larnaca District

Ground Floor Shop with Mezzanine for Rent in New Marina area, Larnaca. The property is ideally situated in the area of New Marina close to a numerous services and amenities and has excellent access to the city center and the beautiful beaches of the surrounding area. In the nearby vicinity there are many residential and commercial developments.



Shop for Rent in New Marina area. Property consist of an open plan space with a 1wc downstairs and a mezzanine level with another 2 toilets. The internal area of the shop is 104 sq. meters and the mezzanine is around 79. It also benefits from an exclusive parking right

Extra: A/C, Double Glasses, Parking space, Energy A, Photovoltaic ...

### Property Info

Covered Area **104**  
Furnishing **Unfurnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **45420**  
Property type **Other Commercial**  
Condition **Pre-Owned**  
View **Sea view**

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.9293402 / 33.639167**

## Price: €3 100 + VAT

VAT for this property is **€155** or **€589**. 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>~€46.50</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€30.00/m²</b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

## Price change history

€3 740 on Aug 5, 2024

€3 100 on May 7, 2025



