

## 220m<sup>2</sup> Commercial for Rent in Larnaca District

Shop with Mezzanine for Rent in Makariou area. Great location within walking distance to the beach, shops, the promenade, Greek and English Schools, pharmacy, banks, fishing marina, Larnaca Marina, amenities, entertainment facilities, cafes and few minutes walking distance to the Finikoudes beach. A short drive to the harbor and the airport. Easy access to Larnaca - Limassol motorway.



Shop for Rent in Larnaca, Makariou area. The shop is located on the ground floor of a two-storey building and its level of construction and maintenance is good. It consists of a display area and office spaces on the ground floor, a storage room on the basement and mezzanine level. The asset has a gr...

### Property Info

Covered Area **220**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **40543**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

- Storage room

### Location

Region: **Larnaca**  
 Coordinates: **34.9237414 / 33.6367732**

## Price: €4 500 + VAT

VAT for this property is **€425** or **€855**. 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>~€67.50</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€20.00/m<sup>2</sup></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: <b>+35724003723</b> |              |            |                                     |

## Price change history

€4 500 on Aug 9, 2024

