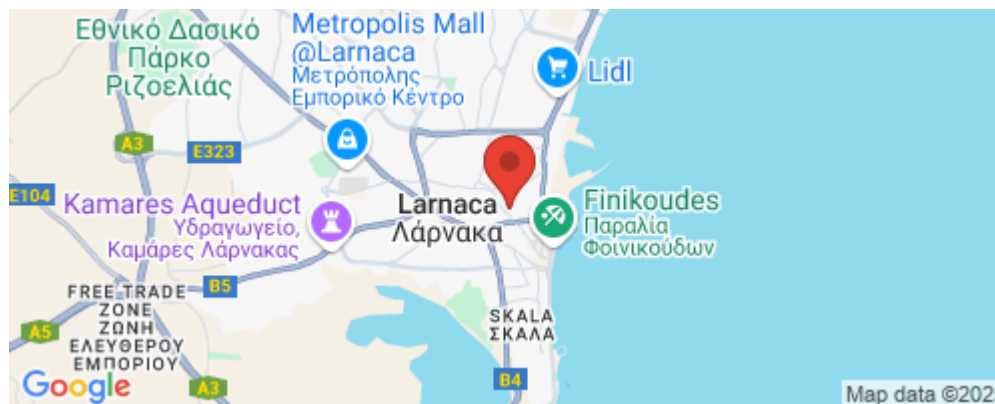


## 45m<sup>2</sup> Office for Rent in Larnaca District

Modern Office for Rent in American Academy area, Larnaca. Within close proximity to amenities such as schools, supermarkets, banks, bakery, restaurants, coffee shops etc. A short drive to Larnaca International Airport. Just 4 minutes away from Larnaca Town Centre, the harbor and the beach.



Office for rent in American Academy area. This beautiful office was renovated in 2022 and consists of two rooms, separate kitchen and 1 wc. The office is equipped with A/C and electrical appliances. The property has access to uncovered parking.

Extra: A/C, Uncovered Parking

### Property Info

Covered Area	<b>45</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Uncovered, Yes</b>
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### Additional info

Reference Number	<b>42619</b>
Property type	<b>Office</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.919325292315 / 33.630990415869**

## Price: €1 400 + VAT

VAT for this property is **€70** or **€266**. 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>~€21.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€31.00/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: +35724003723			

## Price change history

€1 400 on Aug 9, 2024



