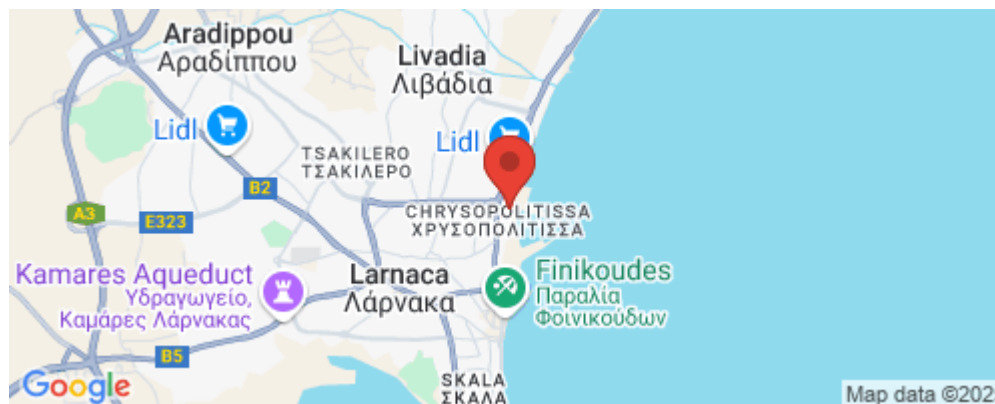


## 228m<sup>2</sup> Office for Rent in Larnaca District

First Floor Office 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.



Office for Rent in New Marina. The property has an area of 228 sq m and comprises of a reception area, an open plan workspace. Also has a separate small kitchen and two w/c in total. The office offers five parking spaces in the basement.

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

### Property Info

Covered Area **228**  
Furnishing **Unfurnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **45423**  
Property type **Office**  
Condition **Pre-Owned**  
View **Sea view**

### Amenities

- Elevator

### Location

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

## Price: €4 500 + VAT

VAT for this property is **€441** 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/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

€5 472 on Aug 9, 2024

€4 500 on May 7, 2025

