

## 139m<sup>2</sup> Commercial for Rent in Larnaca District

Shop for rent in the most commercial street of Larnaca center with the advantage of facing in two commercial streets. The property can be used both as a shop and office. It has total internal covered area of 70 sq.m. The ground floor is 70 sq.m with an open plan layout and has 30 sq.m mezzanine floor with open plan area, consisting of a w/c and a kitchenette with storage space.



It is noted that the property is recently refurbished and equipped with a/c equipment.

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>139</b>                  |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

### Additional info

|                  |                         |
|------------------|-------------------------|
| Reference Number | <b>53870</b>            |
| Property type    | <b>Other Commercial</b> |
| Condition        | <b>Pre-Owned</b>        |
| Bathrooms        | <b>3</b>                |

### Amenities

- Storage room

### Location

Region: **Larnaca**  
 Coordinates: **34.914156021541 / 33.634931393269**

**Price: €2 800 + VAT**

VAT for this property is **€140** or **€532**. 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>~€42.00</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**

€2 800 on Nov 13, 2025





