


## 289m<sup>2</sup> Office for Rent in Larnaca District

Amazing, Office for Rent in Larnaca Center. Office is located just 400 meters from the fabulous Phoinikoudes beach and 600 meters to Ermou street,  shops, restaraunts and coffee shops. Within close distance to Larnaca Marina, the Promenade, amenities shops, restaurants and other entertainment facilities. A short drive to the harbor. A short walking distance to Larnaca Town Centre, the harbor and the beach. A 7 minutes' drive to the airport. Easy access to Larnaca, Limassol Nicosia motorway.

Renovated office located in the center of Larnaca with a covered area of 289 sq.m. The property comprises 7 separate offices, 2 conference rooms, 2 large open-plan working areas, a reception ar...

### Property Info

Covered Area  
Air Conditioning

**289**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**54827**  
**Office**  
**Pre-Owned**

### Amenities

#### Location

Region: **Larnaca**  
Coordinates: **34.916944 / 33.628056**

## Price: €3 500 + VAT

VAT for this property is **€411** or **€665**. 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>~€52.50</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12.00/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>
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## Price change history

€3 500 on Feb 3, 2026

