

## 97m<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, restaurants 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.

Office for Rent in Larnaca Center. The property has an area of 97 sq m and comprises of a reception area, an open plan workspace, four offices, covered veranda with an area of 5 sq m. Also has ...

Property Info	Plot / Area Info	Additional info
Covered Area Air Conditioning	<b>97</b> <b>All rooms, Yes</b>	Parking <b>Covered, Yes</b>
		Reference Number Property type Condition

Amenities	Location
• Elevator	Region: <b>Larnaca</b> Coordinates: <b>34.9208702 / 33.6371154</b>

## Price: €1 200 + VAT

VAT for this property is **€60** or **€228**. 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 Price per SQM	<b>~€18.00</b> <b>€12.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€1 200 on Feb 7, 2026



