

89m² Commercial for Sale in Agia Anna, Larnaca District

Ground-Floor Shop – Prime Commercial Opportunity in Central Larnaca



General Description

The ground-floor shop offers a rare opportunity to establish a business in a prime central location of Larnaca, combining excellent visibility, modern design, and a high-growth commercial environment.

Situated in a new mixed-use building, this retail space is ideal for boutiques, showrooms, offices, or cafés, serving both local residents and the city's growing visitor base.

Design & Commercial Features

The space is designed for functionality and flexibility, featuring large glass windows that provide maximum exposure and natural light, while maintaining a contempo...

Property Info

Covered Area	89
Covered Veranda	28
Energy Efficiency	A

Plot / Area Info

Pool	No
Parking	Covered, Yes

Additional info

Reference Number	231825
Property type	Other Commercial
Condition	Under Construction
Construction Year	2026
Bathrooms	1

Amenities

- Parking

Location

Location: Agia Anna

Region: **Larnaca**

Coordinates: **34.935497982427 / 33.621214909851**

Price: €145 000 + VAT

VAT for this property is **€7,250** or **€27,550**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€1 629.00/m²		

Representative: MySpace

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Price change history

€195 000 on Jul 17, 2024
 €145 000 on Aug 10, 2025

