

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		Plot / Area Info		Additional info	
Covered Area	89	Pool	No	Reference Number	231825
Covered Veranda	28	Parking	Covered, Yes	Property type	Other Commercial
Energy Efficiency	A			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 Price per SQM	None €1 629.00/m²	Common expenses	None
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Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Ltd
Phone: +35795129336, +35799409010			

Price change history

€195 000 on Jul 17, 2024

€145 000 on Aug 10, 2025

