

## 89m<sup>2</sup> Commercial for Sale in Agia Anna, Larnaca District

Shop with mezzanine in Agioi Anargiroi area, Larnaca. The property enjoys excellent access to the town center and to numerous amenities and services, such as schools, supermarket, shops etc. Larnaca Town Center is just few minutes away. Easy access to Larnaca, Nicosia motorway via Livadia.

The property consists of a open mplan area on the ground floor and a mezzanine.

Ground floor is 61sq.m

Mezzanine 28 sq.m.

The property has an exclusive right to a covered parking in the basement.

Ideally positioned in the city of Larnaca, the project is a deluxe home to just five elegant apartments and a commercial unit offering an elevated standard of luxury living and res...



### Property Info

Covered Area	<b>89</b>
Covered Veranda	<b>28</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>No</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>231825</b>
Property type	<b>Other Commercial</b>
Condition	<b>Under Construction</b>
Construction Year	<b>1990 and older</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Agia Anna  
Coordinates: **34.935497982427 / 33.621214909851**

Region: **Larnaca**

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 191.00/m²</b>		

## Representative: MySpace

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## Price change history

€195 000 on Jul 17, 2024

