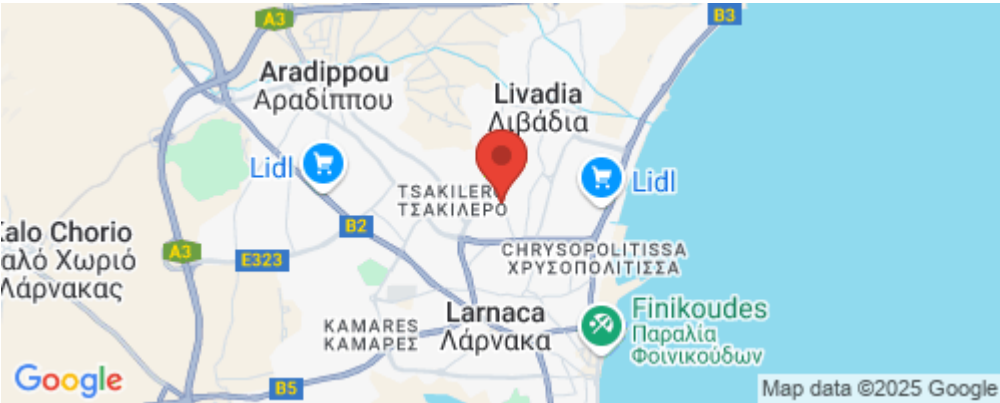


89m² Commercial for Sale in Agia Anna, Larnaca District

Shop with mezzanine located in the Agioi Anargiroi area of Larnaca, offering excellent access to the town center and various amenities including schools, supermarkets, and shops. The property features an open plan ground floor area of 61 sq.m and a mezzanine of 28 sq.m. It includes an exclusive right to a covered parking space in the basement. Ideally positioned, this commercial shop provides convenient access to Larnaca and the Nicosia motorway via Livadia.



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 | 1990 and older     |
| Bathrooms         | 1                  |

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

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

## Price change history

€195 000 on Jul 17, 2024

