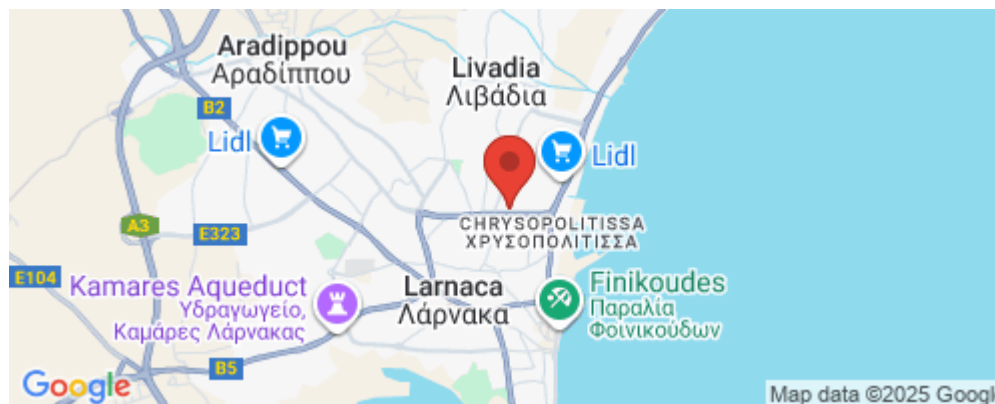


## 295m<sup>2</sup> Commercial for Sale in Larnaca District

Ground Floor Shop for Sale in New Marina-Port area, Larnaca. This property is situated in Larnaca city within walking distance of the new marina, all amenities in the city Centre and Finikoudes with it's the palm lined promenade, beach and crystal – clear waters. Great location, as all amenities, such as Greek and English schools, major supermarkets and sport facilities are within close proximity.



Shop for Sale in New Marina-Port area, Larnaca. The shop is located on the ground floor of the building. It consists of a display on the ground floor and a mezzanine. Also parking space is available on the north part of the asset and is controlled by a vehicle entry barrier. The total...

### Property Info

Covered Area  
Furnishing

**295**  
**Unfurnished**

### Plot / Area Info

Parking

**Uncovered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**41327**  
**Other Commercial**  
**Pre-Owned**

### Amenities

#### Location

Region: **Larnaca**

Coordinates: **34.931044726688 / 33.629817187656**

## Price: €647 500 + VAT

VAT for this property is **€76,932** or **€123,025**. 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>~€22 500.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 195.00/m<sup>2</sup></b> |                 |             |

## 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: +35724003723 |              |            |                                     |

## Price change history

€500 000 on Aug 5, 2024  
€647 500 on Jul 30, 2025

