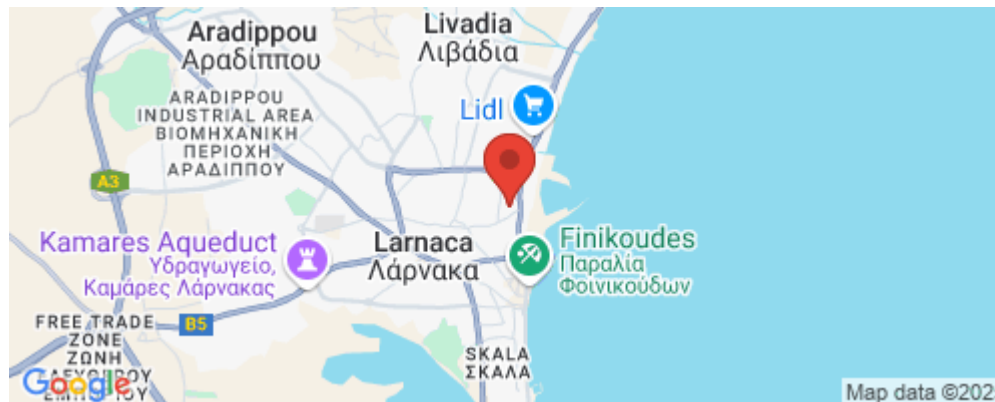


## 78m<sup>2</sup> Commercial for Sale in Larnaca District

Ground Floor Shop with Mezzanine for Sale in New Marina, port area, Larnaca. The property is ideally situated in the area of New Marina close to a numerous services and amenities and has excellent access to the city center and the beautiful beaches of the surrounding area. In the nearby vicinity there are many residential and commercial developments.



Shop for Sale in New Marina area. The shop it takes place on the ground floor of a mixed use building and is adjacent to a public street. It has an area of c. 78sqm with a mezzanine of c. 36sqm. On site the shop is divided into two separate shops. It also benefits from an exclusive right to an unutilized density is c. 250-260sqm.

<...

### Property Info

Covered Area **78**  
Furnishing **Unfurnished**

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number **45199**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.9251509 / 33.6351248**

## Price: €160 000 + VAT

VAT for this property is **€8,000** or **€30,400**. 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>~€3 150.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 051.00/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: <b>+35724003723</b> |              |            |                                     |

## Price change history

€215 000 on Aug 5, 2024  
 €160 000 on Feb 15, 2025

