

## 92m<sup>2</sup> Commercial for Sale in Larnaca District

Two shops, sold as one, in the heart of Larnaca town. Within walking distance to the beach, shops, the promenade, Greek and English Schools, pharmacy, banks, fishing marina, Larnaca Marina, amenities, entertainment facilities, cafes and few minutes walking distance to the Finikoudes beach. A short drive to the harbour and the airport. Great location.



Shops sold as one in Lanaca Center. Properties consist of 1 wc each shop and mezzanine. The internal area of the shops is around 30 sq.m area each plus 16 sq.m of mezzanine each shop. Total area for both shops approximately is around 92 sq.m.

Title Deed Available.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**92**

Parking

**Uncovered, Yes**

Reference Number  
Property type  
Condition

**18992**

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

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.918037235277 / 33.633046981036**

## Price: €140 000 + VAT

VAT for this property is **€7,000** or **€26,600**. 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>~€2 650.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 522.00/m²</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>
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## Price change history

€140 000 on Aug 9, 2024

