


## 208m<sup>2</sup> Commercial for Sale in Larnaca District

Shop with Mezzanine for Sale, in the heart of Larnaca City Center. Great location 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 harbor and the airport. 

Shop for sale in Lanaca center. It has an enclosed area of 208sqm and a mezzanine of 177sqm. Both the ground floor and themezzanine consist of an open plan area. Property consist of 1wc.

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**208**

Plot area

**385**

Reference Number

**40221**

Property type

**Other Commercial**

Condition

**Pre-Owned**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.91718612686 / 33.632590269919**

## Price: €700 000 + VAT

VAT for this property is **€62,327** or **€133,000**. 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>~€24 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 365.00/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>
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## Price change history

€700 000 on Aug 9, 2024

