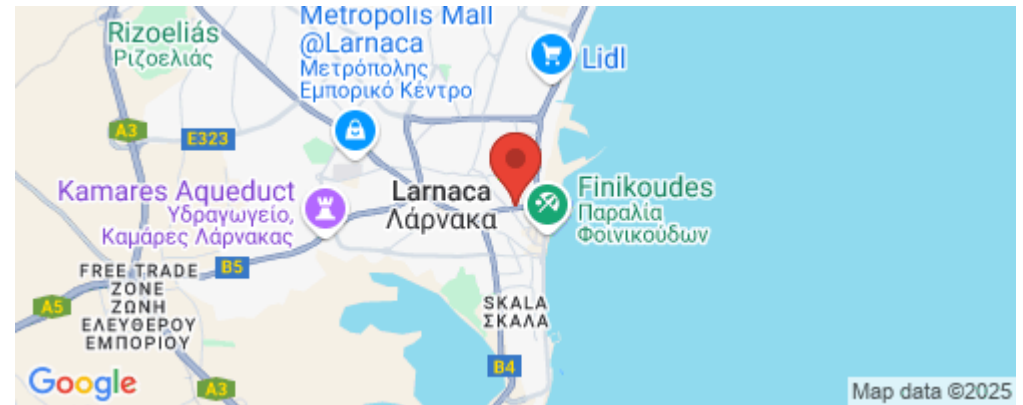


## 40m<sup>2</sup> Commercial for Sale in Larnaca District

Shop with Mezzanine for Sale, in the Heart of Larnaca Center. 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.



Shop for sale in Lanaca center. Property consist of 1wc and a mezzanine. The internal area of the shop is 40 sq.m area.

### Property Info

### Plot / Area Info

Covered Area **40**

### Additional info

Reference Number **40318**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

### Location

Region: **Larnaca**  
 Coordinates: **34.918123060247 / 33.632918257672**

## Price: €200 000 + VAT

VAT for this property is **€10,000** or **€38,000**. 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>~€4 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/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

€180 000 on Aug 9, 2024

€200 000 on Nov 9, 2024

