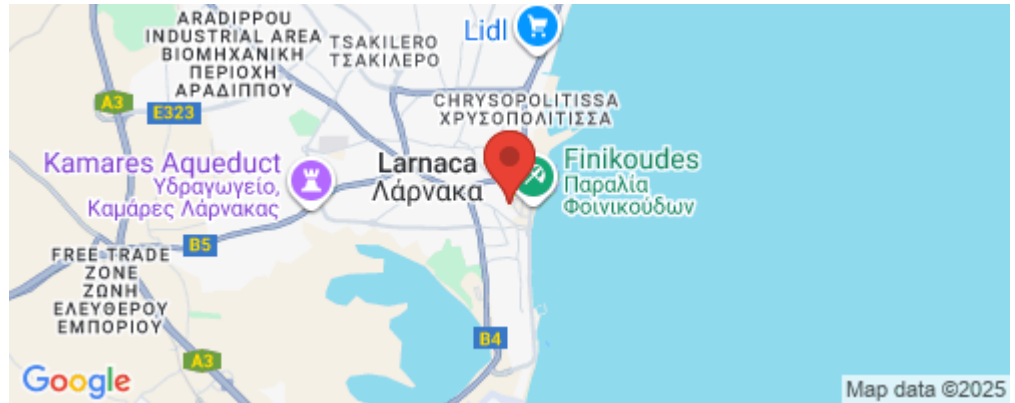


## 117m<sup>2</sup> Office for Sale in Larnaca District

Office for Sale in an Excellent Location in Larnaca center. Ideal location, as it is within walking distance to the beach, the promenade, fishing marina, amenities, entertainment facilities etc. A short drive to Larnaca International Airport. Only 3 km away from the new Larnaca Metropolis Mall. Close to all amenities such as schools, supermarkets, banks, bakeries, pharmacy bus service etc. A 1-minute drive to Larnaca Town Center, the harbor and the beach.



Office for sale in Larnaca Town. The property is fully furnished and consists of an entrance area, A/C, three office spaces, separate kitchen, 2wc, two showers, 42 sq. m of verandas and storage. It has to be noted that the p...

### Property Info

Covered Area **117**  
Furnishing **Furnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **40625**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.914474709175 / 33.634366191402**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 991.00/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

€350 000 on Aug 9, 2024



