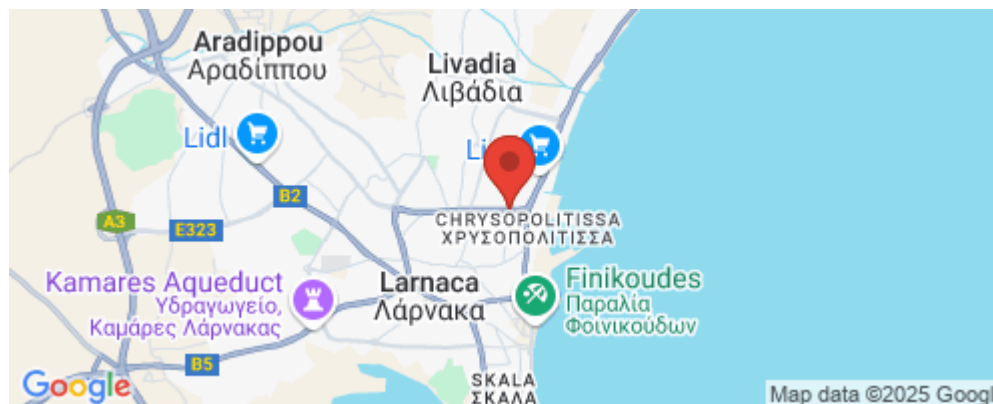


## 222m<sup>2</sup> Office for Sale in Larnaca District

Large Office for Sale in Port area, Larnaca. This property is situated in Larnaca city within walking distance of the new marina, all amenities in the city Centre and Finikoudes with it's the palm lined promenade, beach and crystal – clear waters. Great location, as all amenities, such as Greek and English schools, major supermarkets and sport facilities are within close proximity.



Office for Sale in Port area, Larnaca. The office is located on the second floor of the building, it is partially furnished and consists of a reception, seven rooms, A/C, separate kitchen, 2WC, 24 sq. m of covered veranda and two covered parking spaces. The area of the internal spaces is 222 sq. m. <...

### Property Info

Covered Area  
Furnishing  
Air Conditioning

**222**  
**Partially furnished**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
View

**40994**  
**Office**  
**Pre-Owned**  
**City view**

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
Coordinates: **34.9305297902 / 33.633820315114**

## Price: €400 000 + VAT

VAT for this property is **€38,162** or **€76,000**. 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>~€12 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 802.00/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>
Phone: +35724003723			

## Price change history

€400 000 on Aug 9, 2024



