

## 95m<sup>2</sup> Commercial for Sale in Larnaca District

Shop with Mezzanine for Sale in New Mall Area, Larnaca. Within close proximity to the New Metropolis Mall of Larnaca. Amazing location, as all amenities, such as schools, major supermarkets, entertainment and sporting facilities, are within close proximity. A short drive to Larnaca Town Center. There is easy access to major highways without getting delayed in any traffic.



Shop for Sale in New Mall of Larnaca. The shop is located on the ground floor of the building. It has 142.5 sqm of total internal area from those, 47,5 sqm is the mezzanine. The property consists of an open space on the ground floor. On the mezzanine floor there is a kitchen and 2 wc. There is also one parking spa...

### Property Info

Covered Area **95**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **41992**  
Property type **Other Commercial**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.929113794233 / 33.601703325795**

## Price: €480 000 + VAT

VAT for this property is **€24,000** or **€91,200**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 053.00/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

€456 000 on Aug 9, 2024  
 €480 000 on Oct 14, 2025

