


## 182m<sup>2</sup> Office for Sale in Oroklini, Larnaca District

Office and Shop for Sale in Oroklini area, Larnaca. Situated close to all necessary amenities and services such as supermarket, schools, restaurants, bakeries etc. In addition, it is located 1km from Larnaca- Ayia Napa motorway 

Office and shop for Sale in Oroklini area, Larnaca. The building of the asset was constructed in 2009 within a plot of 2104 sq. m. The property falls within residential planning zone H2, with 90% building density and 50% of land coverage.

The office is on the second floor of the building and consists of an open plan area, a kitchen, and a toilet. The internal covered area is 117 sq. m and offers 13 sq. m of covered verandas. Office's Energy effici...

### Property Info

Covered Area	<b>182</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>2104</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>42943</b>
Property type	<b>Office</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Oroklini  
**Coordinates:** **34.982947983913 / 33.655570090327**  
 Region: **Larnaca**

## Price: €165 000 + VAT

VAT for this property is **€12,312** or **€31,350**. 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>~€3 275.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€907.00/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

€165 000 on Aug 9, 2024







