


## 281m<sup>2</sup> Commercial for Sale in Larnaca District

Shop with basement in American Academy area, Larnaca. Amazing location, close to a plethora of amenities and services such as supermarkets, restaurants, shops, schools etc. Just few minutes away from Larnaca Town Centre, the harbor and the beach. Larnaca International Airport is only 9 minutes away. Easy access to the motorway. 

It consists of a ground floor of 281sqm with a large open space, several partitioned offices, and sanitary facilities. The basement (323sqm) contains storage space, sanitary facilities, and a kitchenette. The property has a total road frontage of 19m.

The ground floor is finished in fitted carpet and ceramic tiles and laminated PVC for the sanitary a...

### Property Info

Covered Area **281**  
Furnishing **Unfurnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **44119**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.9166013 / 33.6250613**

## Price: €645 000 + VAT

VAT for this property is **€74,347** or **€122,550**. 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>~€22 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 295.00/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>
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## Price change history

€495 000 on Aug 9, 2024  
 €645 000 on Jul 30, 2025

