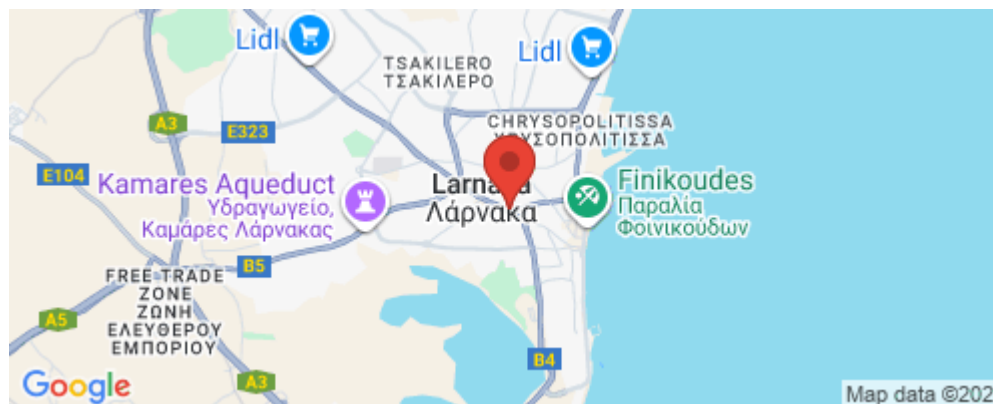


281m² Commercial for Sale in Larnaca District

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	Excluded	Title transfer fee	~€22 400.00	Common expenses	None
		Price per SQM	€2 295.00/m²		

Representative: Kalogirou Real Estate

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A
Phone: +35724003723			

Price change history

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

