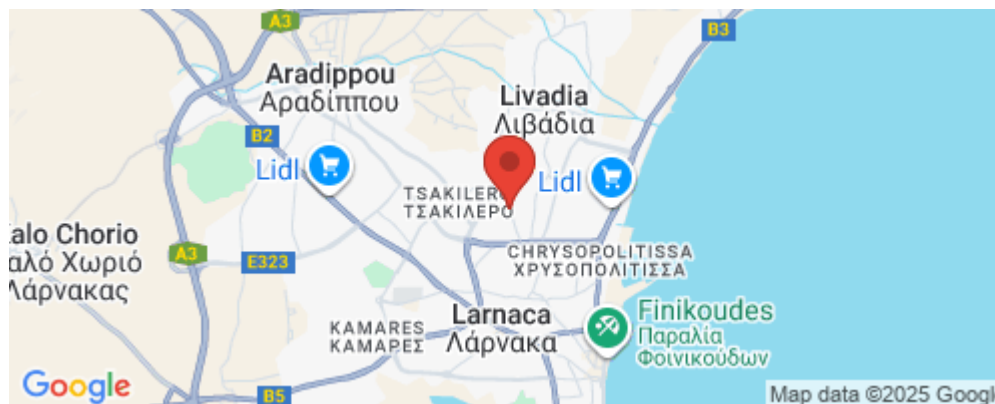


## 61m<sup>2</sup> Commercial for Sale in Larnaca District

Shop with mezzanine in Agioi Anargiroi area, Larnaca. The property enjoys excellent access to the town center and to numerous amenities and services, such as schools, supermarket, shops etc. Larnaca Town Center is just few minutes away. Easy access to Larnaca, Nicosia motorway via Livadia.



Shop in Agioi Anargiroi area. The property consists of a open mplan area on the ground floor and a mezzanine. The area of the ground floor is 61sq. m and the mezzanine 28 sq. m. The property has the exclusive right to covered parking in the basement.

Ideally positioned in the city of Larnaca, the project is a deluxe home to just five elegant apartments and a commercial unit offering an ele...

### Property Info

Covered Area	<b>61</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>44394</b>
Property type	<b>Other Commercial</b>
Condition	<b>Brand New</b>

### Amenities

- Gym

### Location

Region: **Larnaca**  
Coordinates: **34.9350324 / 33.6215194**

**Price: €145 000 + VAT**

VAT for this property is **€7,250** or **€27,550**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 377.00/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>
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**Price change history**

€195 000 on Aug 9, 2024  
€145 000 on Feb 19, 2025

