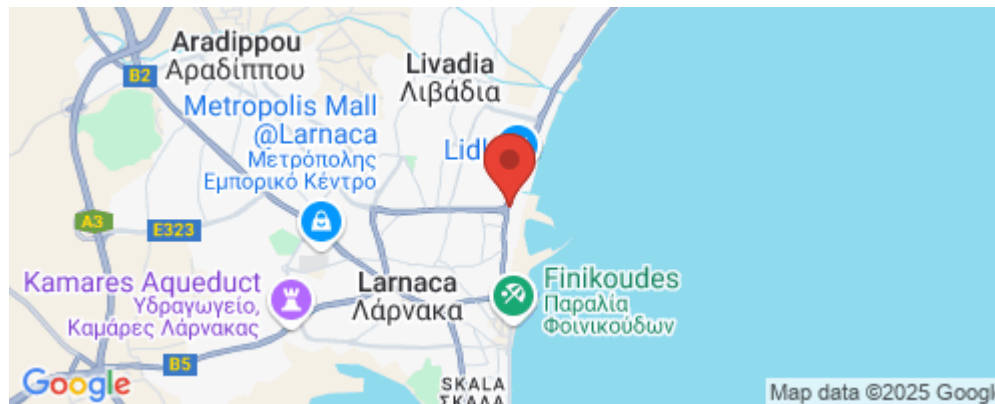


## 71m<sup>2</sup> Commercial for Sale in Larnaca District

Ground Floor Shop for Sale at the Entrance of the New Marina area, Larnaca. This property is situated in Larnaca city within walking distance of the new marina, all amenities in the city Centre and Finikoudes with its palm lined promenade, beach and crystal - clear waters. Great location, as all amenities, such as Greek and English schools, major supermarkets and sport facilities are within close proximity.



The shop is part of a three-story, detached building that includes 4 shops, 6 apartments, and an office. It offers a total covered area of 71sqm, with an additional 31sqm mezzanine. The surrounding area is predominantly commercial, with a mix of shops, showrooms, offices...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**71**

Parking

**Uncovered, Yes**

Reference Number

**44896**

Property type

**Other Commercial**

Condition

**Pre-Owned**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.9308007 / 33.6376008**

## Price: €165 000 + VAT

VAT for this property is **€8,250** 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>€2 324.00/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

€165 000 on Aug 9, 2024

