

## 198m<sup>2</sup> Office for Sale in Larnaca District

Contemporary Office on a single floor for Sale in New Mall Area, Larnaca. Within close proximity to the New Metropolis Mall of Larnaca. Amazing location, as all amenities, such as schools, major supermarkets, entertainment and sporting facilities, are within close proximity. A short drive to Larnaca Town Center. There is easy access to major highways without getting delayed in any traffic.



Office for Sale in New Mall of Larnaca. The office places on the fourth floor. It consists of an open space with a reception area and 8 offices in total. It also has a separate kitchen, and w/c. Externally has covered & uncovered verandas and offers underground covered parking spaces.

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### Property Info

Covered Area	<b>198</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</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>44991</b>
Property type	<b>Office</b>
Condition	<b>Brand New</b>
View	<b>Sea view</b>

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.9269851 / 33.605268**

## Price: €1 143 906 + VAT

VAT for this property is **€96,019** or **€217,342**. 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>€5 777.00/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

€1 143 906 on Aug 9, 2024

