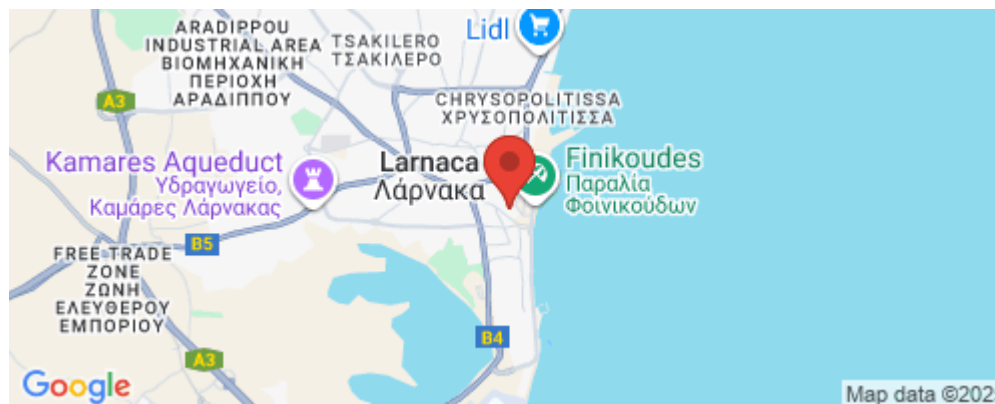


## 286m<sup>2</sup> Office for Sale in Larnaca District

Lovely, Top floor office in the heart of Larnaca City Center. Within walking distance to schools, amenities etc. Just a short drive to Larnaca International Airport. Property has a very easy access to the highway and is with walking distance to supermarkets, Pharmacies, Bakeries etc.



Office for sale in the heart of Larnaca City Center. This spacious office is the only one on the floor (3rd floor), with internal covered area of 286 sq.m. It consists of reception with sitting area as an open space, 11 office spaces, conference room, server room with additional storage space, fully equipped kitchen, 2 storages, a wc and shower with wc and veranda. Additionally, there are 4 common use...

### Property Info

Covered Area  
Air Conditioning

**286**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
View

**45007**  
**Office**  
**Pre-Owned**  
**City view**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.913427625481 / 33.634026127236**

## Price: €375 000 + VAT

VAT for this property is **€43,715** or **€71,250**. 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>~€11 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 311.00/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>
Phone: +35724003723			

## Price change history

€375 000 on Aug 9, 2024









