


## 45m<sup>2</sup> Commercial for Sale in Larnaca District

Business for sale, in the heart of Larnaca Center. Within walking distance to the beach, hotels, shops, the promenade, Greek and English Schools, pharmacy, banks, fishing marina, Larnaca Marina, amenities, entertainment facilities, cafes and few minutes walking distance to the Finikoudes beach. A short drive to the harbour and the airport. Great location. 

This well-established café, situated in a prime location in the heart of Larnaca, is now available for sale. The shop, approximately 45 sq.m., includes a café area on the ground floor, storage space at the back, and a mezzanine floor with an office and WC.

The business is currently in operation, offering a variety of coff...

### Property Info

Covered Area  
Air Conditioning

**45**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Uncovered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**45743**  
**Other Commercial**  
**Pre-Owned**

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.915671081695 / 33.635693668088**

## Price: €80 000 + VAT

VAT for this property is **€4,000** or **€15,200**. 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>~€1 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 778.00/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

€100 000 on Aug 10, 2024

€80 000 on Nov 21, 2024

