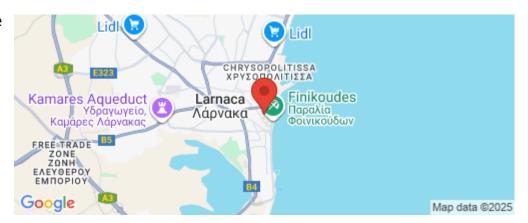


## 559m<sup>2</sup> Commercial for Sale in Larnaca District

Shop in the City Center Area, Larnaca. The shop, is near the Larnaca Police Station, and north of Foinikoudes. It is within walking distance of the beach, promenade, shops, schools, pharmacies, banks, Larnaca Marina, cafes, and entertainment facilities. The Finikoudes Beach is just a few minutes away on foot, while the harbor and airport are a short drive away, making this a prime location.



The property has a total area of 559 sqm, comprising a 423 sqm ground floor and a 136 sqm mezzanine. It is divided into two units, each with its own entrance. Unit 1 includes an 81 sqm open-plan ground floor, a 136 sqm mezzanine with storage and toilet facilities, and a 7m facade. Unit 2 offers ...

Property Info Plot / Area Info

Covered Area **559** 

Furnishing **Unfurnished**Air Conditioning **All rooms, Yes** 

Amenities Location

Region: **Larnaca** 

Coordinates: **34.915822483735** / **33.635232107756** 

## Additional info

Reference Number 28208

Property type **Other Commercial** 

Condition Pre-Owned



**Price: €1 100 000 + VAT** 

VAT for this property is €167,676 or €209,000. 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	Excluded	Title transfer fee	~€40 <b>600.00</b>	Common expenses	None
		Price per SOM	€1 968.00/m <sup>2</sup>		

## **Representative: Kalogirou Real Estate**

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A

Phone: **+35724003723** 

## **Price change history**

€1 100 000 on Dec 6, 2024



