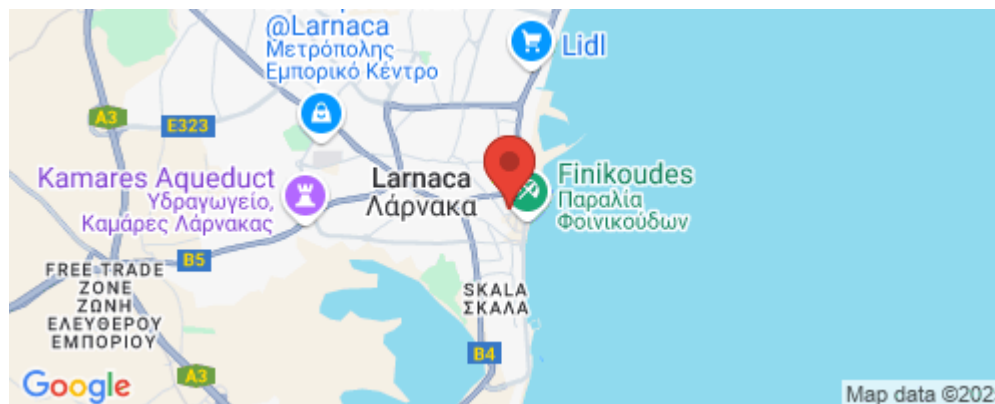


## 559m<sup>2</sup> Commercial for Sale in Larnaca District

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

Covered Area **559**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **28208**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

### Location

Region: **Larnaca**  
 Coordinates: **34.915822483735 / 33.635232107756**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 968.00/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

€1 100 000 on Dec 6, 2024

