

## 92m<sup>2</sup> Office for Sale in Larnaca District

Whole floor, large, office for sale in American Academy area, Larnaca. The property is located within close proximity to an abundance of amenities including sporting facilities, schools, supermarkets, banks, entertainment facilities. Just a short drive to Larnaca Town Centre, Finikoudes beach and the new Larnaca International Airport. 

Office for sale in Larnaca, American Academy area. The property is on the top floor and consists of three large office spaces of approximately 100 sqm, and large covered verandas of approximately 120sqm. Is a whole floor office and is offers panoramic views to the city, to the municipality park and the sea.

Title Deed Available.

### Property Info

Covered Area **92**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **49740**  
Property type **Office**  
Condition **Brand New**  
View **Sea view**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.917006657777 / 33.628039257858**

## Price: €430 000 + VAT

VAT for this property is **€21,500** or **€81,700**. 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>€4 674.00/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

€430 000 on Dec 12, 2024





