

## 76m<sup>2</sup> Commercial for Sale in Larnaca District

Ground Floor Shop for Sale in New Marina-Port area, Larnaca. This property is situated in Larnaca city within walking distance of the new marina, all amenities in the city Centre and Finikoudes with it's the palm lined promenade, beach and crystal – clear waters. Great location, as all amenities, such as Greek and English schools, major supermarkets and sport facilities are within close proximity.

Shop for Sale in New Marina-Port area, Larnaca. The shop consists of 2 W/C and has a covered area of 76sqm and a mezzanine area of 37sqm.

The immediate area is characterized by commercial buildings, which consist mainly of shops or showrooms, offices and apartments.

Title...

### Property Info

### Plot / Area Info

Covered Area **76**

### Additional info

Reference Number	<b>49983</b>
Property type	<b>Other Commercial</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

Region: **Larnaca**

## Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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>~€3 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 303.00/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>
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## Price change history

€185 000 on Dec 31, 2024  
€175 000 on Apr 26, 2025







