

## **89m<sup>2</sup> Office for Sale in Larnaca - Finikoudes**

Prime Investment Opportunity in the Heart of Larnaca

Located in the center of Larnaca, this modern mixed-use development offers an exceptional opportunity for both investors and residents. With high rental demand, a thriving tourism market, and proximity to key landmarks, this project is set to benefit from the continuous growth of the city, including the Larnaca Marina development and expanding international connections.

Unmatched Location

Lordou Vyronea 60-32, Larnaca, Cyprus

4-minute walk to Ermou shopping street & restaurants

7-minute walk to Finikoudes Beach & promenade

10-minute walk to Larnaca New Marina

3 km from Mackenzie Beach

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 371.00/m²</b>		

## Representative: MySpace

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## Price change history

€300 000 on Feb 9, 2025





