

## 110m<sup>2</sup> Office for Sale in Larnaca District

Prestigious Office Space in a Landmark Larnaca Location

This modern office space is ideally situated on Tenedou Street, near Griva Digeni Avenue in the Saint George area, offering a strategic gateway between Larnaca's city center and the island's main highway network. Perfectly positioned at the entrance of the city, it provides seamless connectivity to all major routes across Cyprus.

Location Advantage

Prime position on one of Larnaca's most important commercial avenues

Excellent visibility for maximum brand exposure

Proximity to Metropolis Mall, benefiting from the vibrant retail and business activity in the area

Easy access to banks, government...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>110</b> |
| Covered Veranda        | <b>16</b>  |
| Floor Number           | <b>2</b>   |
| Total Number of Floors | <b>6</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **235060**  
 Property type **Office**

### Amenities

- Parking

### Location

Region: **Larnaca**

## Price: €491 400 + VAT

VAT for this property is **€24,570** or **€93,366**. 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>~€16 256.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 467.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number                           | <b>1047</b>  | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€491 400 on Feb 17, 2025

