

## 223m<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>223</b>
Covered Veranda	<b>68</b>
Total Number of Floors	<b>6</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **235063**  
Property type **Office**

### Amenities

- Parking

### Location

Region: **Larnaca**

## Price: €1 178 000 + VAT

VAT for this property is **€112,887** or **€223,820**. 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>~€43 720.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 283.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€1 075 000 on Feb 17, 2025  
 €1 179 000 on Apr 16, 2025  
 €1 178 000 on Sep 11, 2025

