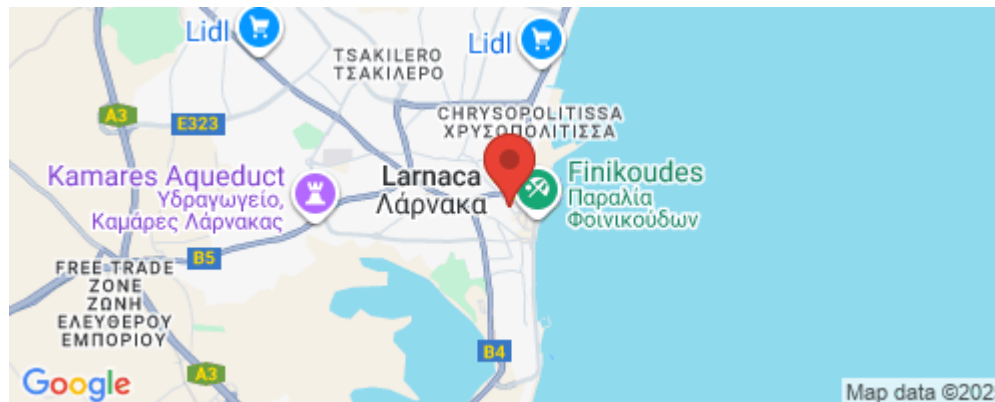


## 56m<sup>2</sup> Commercial for Sale in Larnaca District

Listed, Ground Floor Shop located in the heart of Larnaca Center. Within walking distance to the beach, shops, the promenade, Greek and English Schools, pharmacy, banks, fishing marina, Larnaca Marina, amenities, entertainment facilities, cafes and few minutes walking distance to the Finikoudes beach. A short drive to the harbor and international airport of Larnaca.



Ground Floor Shop for sale in a prime commercial area of Larnaca centre. The shop was constructed on 1992 and the interior layout includes an open-plan customer service area, workshop space, and a toilet, making it well-suited for a variety of retail or service-oriented uses. The shop has an internal covered area of 56 ...

### Property Info Plot / Area Info

Covered Area **56**

### Additional info

Reference Number **51357**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

### Location

Region: **Larnaca**  
 Coordinates: **34.915842 / 33.633525**

**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>€3 125.00/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>
Phone: +35724003723			

**Price change history**

€175 000 on Apr 24, 2025





