

56m² Commercial for Sale in Larnaca - Sotiros

An excellent opportunity to acquire a charming retail shop in the heart of Larnaca's city centre ideally located on Ermou Street opposite Kalogera Primary School and just a short stroll from Ermou Square. Situated in the vibrant Skala parish the surrounding area is known for its blend of commercial and residential activity making it a bustling and dynamic neighborhood ideal for business exposure. The property forms part of a character listed building constructed in the early 1990s comprising four ground floor shops and a residential apartment above. This freehold asset Shop No. 2 occupies the central eastern section of the building's ground floor and enjoys a covered area of 56 sqm. The i...

Property Info

Plot / Area Info

Additional info

Covered Area

56

Reference Number

VL47141

Property type

Other Commercial

Amenities

Location

Location: Larnaca - Sotiros 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€3 600.00 | Common expenses | None |
| | | Price per SQM | €3 125.00/m² | | |

Representative: Nicolaou Estates

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|---------------------|--------------|------------|--------------------------------------|
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Price change history

€175 000 on Apr 30, 2025



