

## for Sale in Larnaca District

Ground Floor Shop for Sale in Skala, Larnaca | G&P Lazarou Estate Agents

Excellent opportunity to acquire a unified ground floor shop in central Skala, Larnaca, just steps from Kalogera Primary School and a short walk to Finikoudes and the Larnaca Marina. The property enjoys a prime location with high foot traffic and easy access to shops, cafes, restaurants, and more. The shop has a total area of 67 sq.m., featuring an open-plan space, a small kitchen, and a WC. It is in good condition and part of a recently renovated building constructed in 1979.

This commercial unit is vacant and ready for use, ideal for establishing a business or as a high-yield rental investment...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **67**  
Furnishing **Unfurnished**

Reference Number **53330**  
Property type  
Condition **Pre-Owned**  
Construction Year **1990 and older**  
Bathrooms **1**

### Amenities

### Location

Region: **Larnaca**

## Price: €160 000 + VAT

VAT for this property is **€8,000** or **€30,400**. 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>~€3 150.00</b>   | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€2 388.00/m²</b> |                 |             |

## Representative: G&P Lazarou Estate Agents

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>701</b>   | Email      | <b>info@gp Lazarou.com</b>               |
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## Price change history

€160 000 on May 9, 2025



