

## 89m<sup>2</sup> Commercial for Sale in Larnaca District

Shop with Mezzanine floor for sale in the city centre of Larnaca. 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.



Shop for sale in a prime commercial area of Larnaca centre. The ground floor consists of an open plan space. Internal stairs lead to the mezzanine floor, which consists of a wc and a comfortable open plan space. Total enclosed area of the shop is 88.9 sqm.

The shop is part of a mixed used building. The building b...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **89**  
Air Conditioning **All rooms, Yes**

Reference Number **51804**  
Property type **Other Commercial**  
Condition **Pre-Owned**

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.917523430793 / 33.634186128331**

**Price: €300 000 + VAT**

VAT for this property is **€15,000** or **€57,000**. 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>~€8 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 371.00/m²</b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€300 000 on May 30, 2025







■ Ground floor level  
Entrance lobby and  
commercial spaces



■ Mezzanine level  
Commercial spaces

