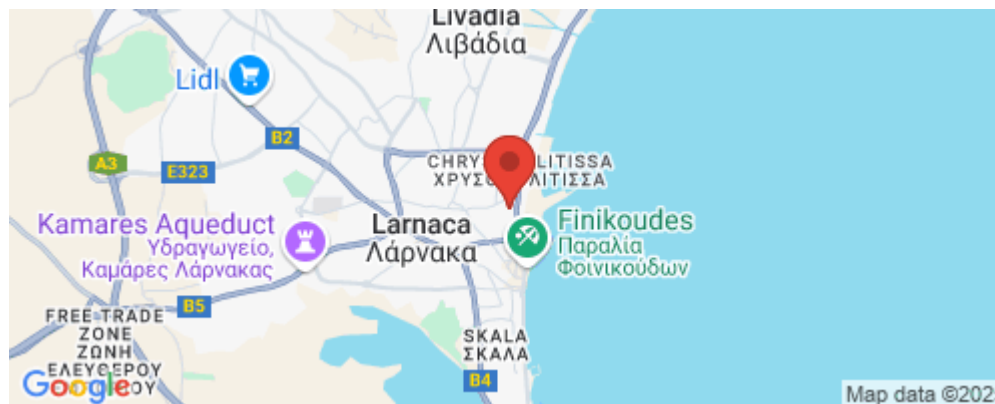


## 135m<sup>2</sup> Office for Sale in Larnaca District

Amazing Office For Sale in New Marina Area, Larnaca. Perfect located on a main street of Larnaca. Next to the main road of Port, within a walking distance to the New Marina and Larnaca Center. Easy access to the highway to Limassol, Paphos, Nicosia and Agia Napa, 7km away from Cyprus's International Airport.



Office for sale in New Marina Area, Larnaca. The office is located on the first floor of a commercial building. It has internal covered area of 135 sq m. It consists of a lobby area, one reception, a separated kitchen, two W/C. It offers also three covered parking spaces.

It is noted that the property is currently rented and it is considered as ideal investment op...

### Property Info

Covered Area **135**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **52216**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.922211 / 33.63532**

**Price: €375 000 + VAT**

VAT for this property is **€18,750** or **€71,250**. 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>~€11 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 778.00/m<sup>2</sup></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>
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**Price change history**

€375 000 on Jul 2, 2025



