

## 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  
Air Conditioning

**135**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**52216**  
**Office**  
**Pre-Owned**

### Amenities

- Elevator

### Location

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

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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>~€11 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 815.00/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>
Phone: <b>+35724003723</b>			

## Price change history

€375 000 on Jul 2, 2025  
 €380 000 on Aug 9, 2025



