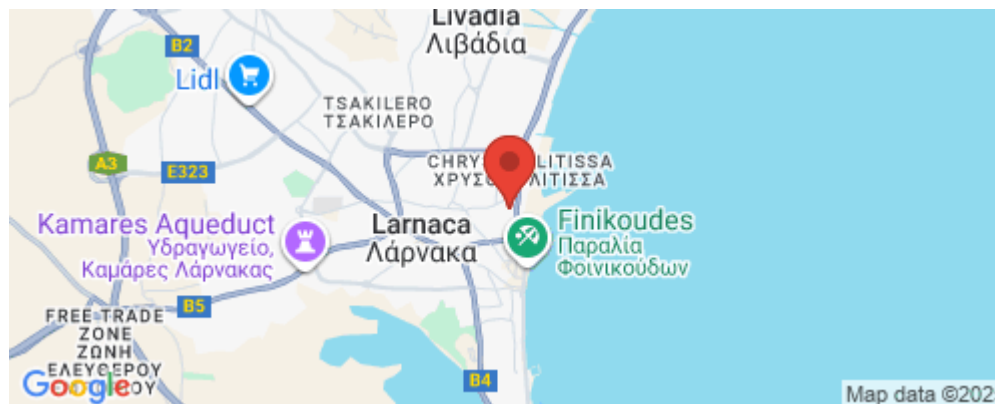


## 210m<sup>2</sup> Office for Sale in Larnaca District

Spacious 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 second floor of a commercial building. It has internal covered area of 210.45 sq m. It consists of a lobby area, one reception, one conference room, a separated kitchen, two W/C and four separated offices. It offers also three covered parking spaces.

It is noted that the property is current...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>210</b>	Parking	<b>Covered, Yes</b>	Reference Number	<b>52218</b>
Air Conditioning	<b>All rooms, Yes</b>			Property type	<b>Office</b>
				Condition	<b>Pre-Owned</b>
Amenities		Location			
• Elevator		Region: <b>Larnaca</b>			
		Coordinates: <b>34.922211 / 33.63532</b>			

**Price: €600 000 + VAT**

VAT for this property is **€54,000** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 857.00/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: +35724003723			

**Price change history**

€600 000 on Jul 2, 2025





