

## 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

Covered Area **210**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **52218**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

- Elevator

### Location

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

## 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>
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## Price change history

€600 000 on Jul 2, 2025



