

178m² Office for Sale in Larnaca District

Lovely 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.

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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 178.40 sq m and 4.3sq.m of covered veranda. 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 ...

Property Info		Plot / Area Info		Additional info	
Covered Area Air Conditioning	178 All rooms, Yes	Parking	Covered, Yes	Reference Number Property type Condition	52220 Office Pre-Owned

Amenities Location

• Elevator Region: Larnaca

Coordinates: **34.922211** / **33.63532**



Price: €600 000 + VAT

VAT for this property is **€43,213** 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 Excluded

Title transfer fee ~€20 600.00

Price per SQM €3 371.00/m²

Common expenses None

Representative: Kalogirou Real Estate

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Price change history

€600 000 on Jul 2, 2025













