

## 176m<sup>2</sup> Commercial for Sale in Dhekelia, Larnaca District

Shop and Apartment for Sale in the prime area of Dekeleia Tourist area, Larnaca. Close to al amenities including schools, supermarket, bank, the American University of Cyprus, bus service, walking and cycling path. Very close to the beach, the harbour and Larnaca Town. Easy access to Larnaca, Ayia Napa, Nicosia motorway.



This property consists of a shop on the ground floor with internal covered area of 167sq.m. It belongs two guest toilets on the ground floor, a bar and a kitchen. The property has a studio apartment with internal area of 60sq.m on the upper floor, with a main shower with W/C.

The property is considered as an exceptional investment opportunity, as it is loc...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **176**  
 Air Conditioning **All rooms, Yes**

Reference Number **52249**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**  
 Bathrooms **1**  
 View **Sea view**

### Amenities

### Location

**Location:** Dhekelia  
 Coordinates: **34.977214745554 / 33.685239504311**

Region: **Larnaca**

## Price: €450 000 + VAT

VAT for this property is **€31,807** or **€85,500**. 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>~€14 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 557.00/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

€450 000 on Jul 3, 2025











