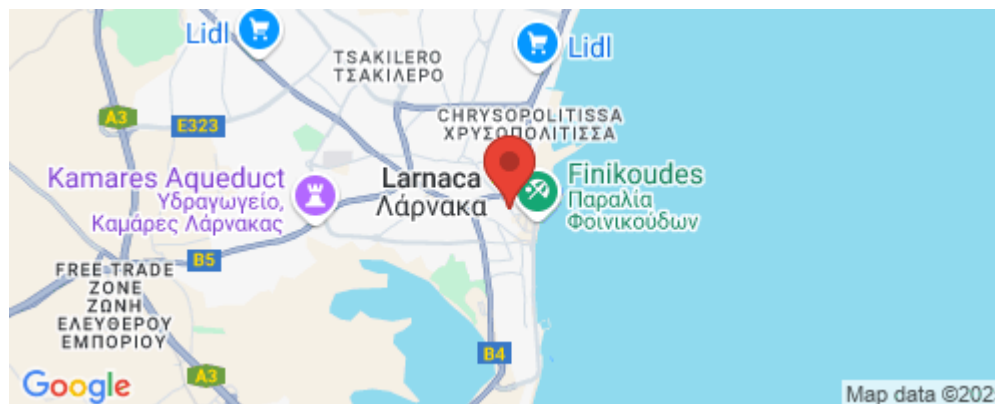


56m² Commercial for Sale in Larnaca District

An excellent opportunity to acquire a charming retail shop in the heart of Larnaca's city centre, ideally located on Ermou Street, opposite Kalogera Primary School and just a short stroll from Ermou Square. Situated in the vibrant Skala parish, the surrounding area is known for its blend of commercial and residential activity, making it a bustling and dynamic neighborhood ideal for business exposure. The property forms part of a character-listed building, constructed in the early 1990s, comprising four ground-floor shops and a residential apartment above. This freehold asset (Shop No. 2) occupies the central eastern section of the building's ground floor and enjoys a covered area of...



Property Info

Plot / Area Info

Covered Area **56**

Additional info

Reference Number **26025**
Property type **Other Commercial**
Condition **Pre-Owned**

Amenities

Location

Region: **Larnaca**
Coordinates: **34.915842 / 33.633525**

Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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	~€3 600.00	Common expenses	None
		Price per SQM	€3 125.00/m²		

Representative: Kazo Real Estate

Registration number	694	Email	info@kazo.com.cy
License number	372/E	Legal name	N/A
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Price change history

€175 000 on Jul 12, 2025



