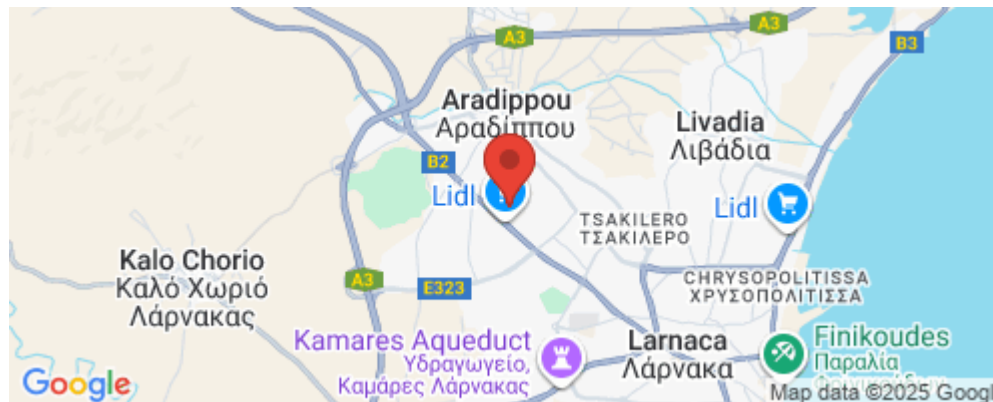


315m² Office for Sale in Aradippou, Larnaca District

Located in a prestigious area of Larnaca, this modern two-level office offers 315 m² of well-designed workspace, ideal for growing businesses. The layout includes 13 private offices, a spacious manager's office, a conference room, reception area, kitchen, two WCs, and a dedicated server room.



Additional features include five private parking spaces in the basement—an essential advantage in the city center. With ample room for teams, executives, and client meetings, this property offers a turnkey solution for companies seeking a professional and functional base in Cyprus.

Property Info

Covered Area **315**
Air Conditioning **All rooms, Yes**

Plot / Area Info

Additional info

Reference Number **7730**
Property type **Office**
Condition **Pre-Owned**

Amenities

Location

Location: Aradippou
Coordinates: **34.938920950985 / 33.591556525543**

Region: **Larnaca**

Price: €650 000 + VAT

VAT for this property is **€80,167** or **€123,500**. 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	Excluded	Title transfer fee	~€22 600.00	Common expenses	None
		Price per SQM	€2 063.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€650 000 on Jul 16, 2025



