

## 42m<sup>2</sup> Commercial for Sale in Larnaca District

Shop with mezzanine walking distance from Larnaca City Center. Within walking distance to the beach, shops, the promenade, Greek and English Schools, pharmacy, banks, fishing marina, Larnaca Marina, amenities, entertainment facilities, cafes and few minutes walking distance to the Finikoudes beach. A short drive to the harbor and international airport of Larnaca.



Ground Floor Shop for sale in a prime area of Larnaca centre. Shop has an open plan space on the ground floor and an open plan mezzanine with toilet and shower. The shop has an internal covered area of 42 sq.m. with an additional 42 sq.m. of mezzanine. Also the shop has and covered parking.

Title deed available.

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### Property Info

Covered Area **42**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **52823**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**  
 Bathrooms **1**

### Amenities

### Location

Region: **Larnaca**  
 Coordinates: **34.922473 / 33.633018**

## Price: €120 000 + VAT

VAT for this property is **€6,000** or **€22,800**. 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>~€2 150.00</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>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€120 000 on Aug 23, 2025





