

## 128m<sup>2</sup> Commercial for Sale in Larnaca - City Center

A unique opportunity to acquire a commercial property located right in the very center of Larnaca. This shop offers an excellent investment potential, ideal for retail, service businesses, or other commercial ventures.



### Property Info

### Plot / Area Info

### Additional info

Covered Area **128**  
 Floor Number **1**  
 Total Number of Floors **1**

Reference Number **A0344-1**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**  
 Bathrooms **1**

### Amenities

### Location

**Location:** Larnaca - City Center    Region: **Larnaca**  
**Coordinates:** **34.91376 / 33.636**

## Price: €600 000 + VAT

VAT for this property is **€30,000** 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	<b>Excluded</b>	Title transfer fee	<b>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 688.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€600 000 on Aug 26, 2025

