

## 106m<sup>2</sup> Commercial for Sale in Larnaca - Chrysopolitissa

For sale: A modern shop currently under construction in the sought-after area of Chrysopolitissa, with a projected completion date in 2026. This property features 106.4 square meters of internal space, designed for a variety of commercial uses. Energy efficiency class A ensures lower energy costs and a comfortable environment for both customers and staff.



Chrysopolitissa is known for its vibrant character and convenient location, appealing to both locals and visitors. The area is a blend of residential charm and active commercial life, with easy access to shops, cafes, and public services. It is well connected by main roads, making it a prime spot for any growing business.

T...

### Property Info

Covered Area  
Heating  
Air Conditioning

**106**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **27866**  
Property type **Other Commercial**  
Condition **Brand New**

### Amenities

### Location

**Location:** Larnaca - Chrysopolitissa      Region: **Larnaca**  
**Coordinates:** **34.913763340864 / 33.636141682155**

**Price: €500 000 + VAT**

VAT for this property is **€25,000** or **€95,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 717.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

**Price change history**

€500 000 on Sep 12, 2025



GROUND FLOOR

MEZZANINE



106.5 SQM Covered Internal Area



89.6 SQM Covered Internal Area



Areas & Plans are not final and are subject to modifications