

## for Sale in Larnaca - Finikoudes

Located only 250 meters from Finikoudes Beach and 400 meters from St. Lazarus Church, this spacious ground-floor retail shop with mezzanine is perfectly positioned in one of Larnaca's most vibrant areas. Its prime location ensures excellent visibility, high foot traffic, and easy access, making it ideal for a variety of commercial uses. ✖

### Key Features:

- ✓ Ground floor retail space with mezzanine level
- ✓ Flexible open-plan layout
- ✓ Suitable for retail, showroom, or office use
- ✓ Prime central location with easy access

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**268**

Reference Number

**8868**

Property type

Condition

**Under Construction**

### Amenities

### Location

- Elevator

**Location:** Larnaca - Finikoudes

Region: **Larnaca**

Coordinates: **34.914185392264 / 33.63507270813**

## Price: €500 000 + VAT

VAT for this property is **€55,821** 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 Price per SQM	<b>None</b> <b>€1 866.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

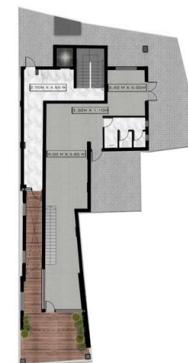
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€500 000 on Sep 13, 2025

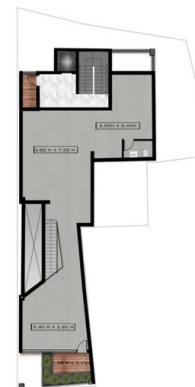


GROUND FLOOR



106.5 SQM Covered Internal Area

MEZZANINE



89.6 SQM Covered Internal Area



Areas & Plans are not final and  
are subject to modifications