

## 195m<sup>2</sup> Office for Sale in Oroklini, Larnaca District

The room is for sale. The property consists of one office and one store. The building was built in 2009 on a plot with a total area of 2,104 m<sup>2</sup>. The office (No. 111) is located on the 2nd floor and consists of an open-plan office, toilet and kitchen with a total enclosed area of 117 m<sup>2</sup> and a covered veranda of 13 m<sup>2</sup>. The store (No. M1) is located on the ground floor and has a total enclosed area of 65 m<sup>2</sup>. This is shared ownership with a valid distribution agreement. Energy efficiency class of the store: C. Energy efficiency class for the office: E. The building is located in the village of Oroklini, opposite the Oroklini Elementary School and 1 km from the Larnaca — Ayia Napa highway.



**Price: €165 000 + VAT** 

VAT for this property is €13,581 or €31,350. 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 ~€3 275.00

Price per SQM €846.00/m²

Common expenses None

## **Representative: DOM Real Estate**

Registration number 397 Email info@dom.com.cy
License number 338/E Legal name N/A

Phone: **+35796644888** 

## **Price change history**

€165 000 on Sep 16, 2025



