

## 142m<sup>2</sup> Commercial for Sale in Larnaca

This project located in the heart of Larnaca will include both offices and shops, ideal for investment purposes. Specifications: Underground and visitors parking Easy access to Limassol, Ayia Napa and Nicosia The Project has EPC certificate with "B" Energy Efficiency Rating.



### Property Info

### Plot / Area Info

### Additional info

Covered Area **142**

Reference Number **S136-S1GF**

Property type **Other Commercial**

Condition **Pre-Owned**

### Amenities

### Location

**Location:** Larnaca

Region: **Larnaca**

Coordinates: **34.9291725 / 33.6017676**

## Price: €480 000 + VAT

VAT for this property is **€24,000** or **€91,200**. 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>~€15 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 380.00/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>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€480 000 on Sep 16, 2025

