


## 40m<sup>2</sup> Commercial for Sale in Larnaca

Shop is available in a brand-new residential project located in the heart of Larnaca. Surrounded by 16 high-end luxury apartments with semi-smart automation systems, this shop is perfectly positioned for business success. The project is situated near the largest marina in Cyprus, within Larnaca's most sought-after investment area, and boasts proximity to top educational institutions, supermarkets, and local amenities. With just 400 meters to Finikoudes promenade and 500 meters to the New Marina, this space offers excellent rental potential and high ROI. Designed with modern energy-efficient solutions, including a photovoltaic system for common areas, this development combines innova... 

### Property Info

### Plot / Area Info

Covered Area **40**

### Additional info

Reference Number **B008-102**  
 Property type **Other Commercial**  
 Condition **Pre-Owned**

### Amenities

### Location

**Location:** Larnaca      Region: **Larnaca**  
**Coordinates:** **34.92576 / 33.63017**

**Price: €140 000 + VAT**

VAT for this property is **€7,000** or **€26,600**. 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>~€2 650.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 500.00/m²</b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

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**Price change history**

€140 000 on Sep 16, 2025

