

## 600m<sup>2</sup> Office for Sale in Pyla, Larnaca District

An existing restaurant with a sea view in Pyla, Larnaca is for sale. The restaurant is located on Dhekelia road on the 0 floor of a two-storey building. The facility consists of a guest lounge, a fully equipped kitchen and a terrace. There is also a mezzanine with bathrooms and storerooms, 2 Parking spaces. An institution with an active license and regular visitors. Walking distance from the sea.

### Property Info

Covered Area **600**  
Energy Efficiency **C**

### Plot / Area Info

### Additional info

Reference Number **178989**  
Property type **Office**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Pyla Region: **Larnaca**

## Price: €550 000 + VAT

VAT for this property is **€85,250** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€917.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

## Price change history

€550 000 on Oct 1, 2025

