

for Sale in Larnaca District

An excellent opportunity to purchase a retail shop ideally located in the bustling pedestrian area of Larnaca city centre. Surrounded by cafés, boutiques and essential services, the property enjoys high visibility and a constant flow of visitors.

The shop, located on the ground floor, is an open space with large display windows, a mezzanine and a toilet. There is also the possibility of adding two more floors, with a maximum building height of 10 meters (Building Factor: 180%, Coverage: 70%).

The property is currently leased and can be sold with or without the tenant, making it a flexible choice for both investors and business owners. A rare opportunity to acquire comme...

Property Info

Covered Area **67**

Total Number of Floors **1**

Air Conditioning **All rooms, Yes**

Plot / Area Info

Additional info

Reference Number **14756**

Property type

Condition **Pre-Owned**

Construction Year **1990 and older**

Amenities

Location

Region: **Larnaca**

Coordinates: **34.91322 / 33.635735**

Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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	~€5 600.00	Common expenses	None
		Price per SQM	€3 358.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€225 000 on Oct 21, 2025



