

## 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	<b>Excluded</b>	Title transfer fee	<b>~€5 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 358.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€225 000 on Oct 21, 2025



