

## 250m<sup>2</sup> Commercial for Sale in Larnaca - Agios Nikolaos

For sale is a versatile mixed-use property with a spacious internal area of 250 m<sup>2</sup>, located in the vibrant area of Agios Nikolaos. This resale opportunity sits on a large plot, offering plenty of possibilities for business or residential adaptation. The building's generous layout provides flexibility for various uses, whether you seek a commercial hub, offices, retail space, or a comfortable living environment.



Agios Nikolaos is a sought-after area known for its charming character and welcoming atmosphere. Residents and visitors enjoy a blend of traditional and modern amenities, with shops, cafes, schools, and parks close by. The neighborhood provides a peaceful setting, yet...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**250**

Plot area

**558**

Reference Number

**28375**

Property type

**Other Commercial**

Condition

**Pre-Owned**

### Amenities

### Location

**Location:** Larnaca - Agios Nikolaos

Region: **Larnaca**

Coordinates: **34.921878648967 / 33.599871180701**

## Price: €800 000 + VAT

VAT for this property is **€84,800** or **€152,000**. 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>~€28 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 200.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€800 000 on Oct 22, 2025

