


## 58m<sup>2</sup> Office for Sale in Larnaca District

Office for sale in Makarios Avenue in Larnaca Town Centre. Amazing location, as all amenities, such as Greek and English schools, major supermarkets, entertainment and sporting facilities, are within close proximity. Centrally located, within walking distance to the beach and only 10-minute drive to the airport. 

The immediate area is characterized by commercial activity and contains complexes of shops, cafes, schools, offices, schools and warehouses.

Office for sale in Larnaca Center. The property comprises of a good size kitchen, spacious living area, a main bathroom with shower and toilet, and there is a good size separate office. It is serviced by one private covered park...

### Property Info

Covered Area  
Air Conditioning

**58**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number

**54523**

Property type

**Office**

Condition

**Pre-Owned**

Bathrooms

**1**

View

**City view**

### Amenities

- Elevator

### Location

Region: **Larnaca**

Coordinates: **34.921816515595 / 33.637264066223**

**Price: €145 000 + VAT**

VAT for this property is **€7,250** or **€27,550**. 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>~€2 775.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 500.00/m²</b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€145 000 on Jan 1, 2026





