

## 98m<sup>2</sup> Office for Sale in Larnaca District

Large office with amazing town view for Sale in Larnaca Center. Office is located just 400 meters from the fabulous Phoinikoudes beach and 600 meters to Ermou street, shops, restaraunts and coffee shops. Within close distance to Larnaca Marina, the Promenade, amenities shops, restaurants and other entertainment facilities. A short drive to the harbor. A short walking distance to Larnaca Town Centre, the harbor and the beach. A 7 minutes' drive to the airport. Easy access to Larnaca, Limassol Nicosia motorway.

Office for Sale in Larnaca Center. The property has an area of 98 sq m and comprises of a reception area and 2 large offices. Also, it has a small kitchen and two w/c in tot...

### Property Info

Covered Area  
Air Conditioning

**98**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**54759**  
**Office**  
**Pre-Owned**  
**2**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.916704136946 / 33.635644626701**

## 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>€2 296.00/m²</b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€225 000 on Jan 30, 2026









