



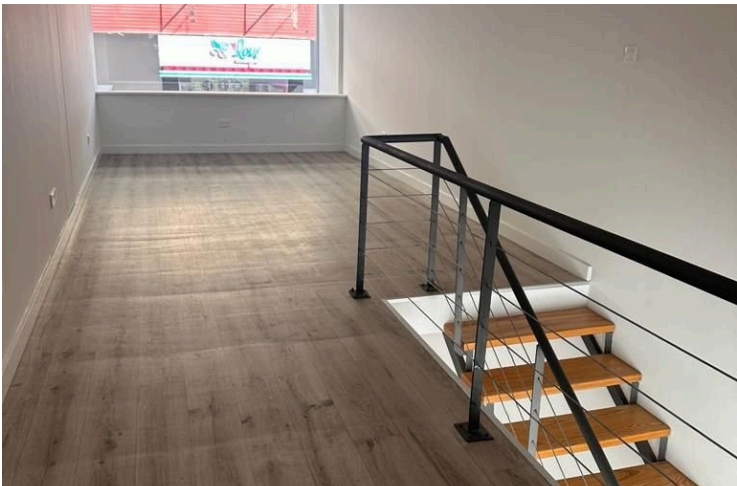
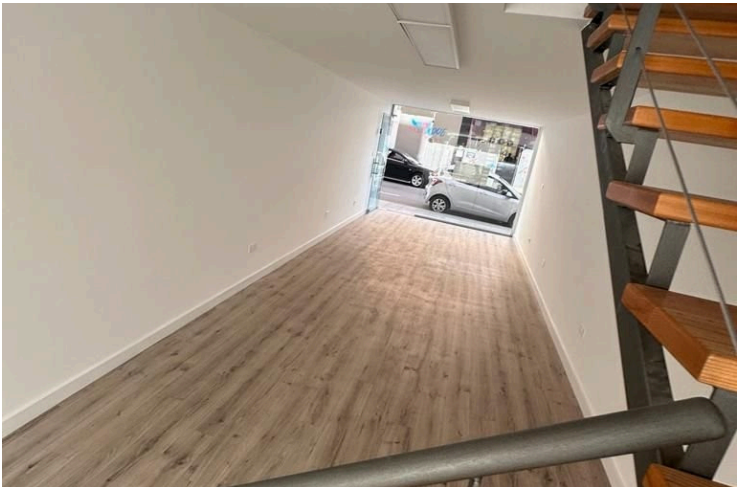
#1360

# Modern Office Space in the Heart of Larnaca's Commercial Hub (1360)

📍 Center, Larnaca

€1,300 +VAT /month





# Overview

## Specifications

Covered

 60 m<sup>2</sup>

Type	Office	Structure	Concrete
Toilets	1	Communal charge frequency	Monthly
Status	Used	Energy efficiency rating	 A
Furnished	Unfurnished		

## Description

Modern Office Space in the Heart of Larnaca's Commercial Hub (1360)

Location: Ermoy, Larnaca

Price: EUR 1,300 + VAT

Size: 120 sq. meters (Ground floor: 60 sq. meters, Mezzanine: 60 sq. meters)

### Property Description:

Welcome to this newly renovated office space located on Ermoy, Larnaca's most bustling commercial street. Boasting two impressive facades—one facing Ermou Street and the other on Kalogera Street—this property is the epitome of prime real estate.

Ideal for both retail and office purposes, this space offers a versatile open-plan layout, allowing you to customize the area according to your business needs. The office is equipped with essential amenities, including a network connection and a convenient kitchenette. Worried about the scorching Larnaca weather? Fear not, as the office comes with included air conditioning units for your comfort.

### Key Features:

**Prime Location:** Situated in the center of town, this office is surrounded by a vibrant atmosphere, including beaches, restaurants, coffee places, shopping outlets, and bars, providing your business with a constant flow of potential customers and clients.

**Versatile Space:** With 2 facades and a total area of 120 sq. meters (60 sq. meters on the ground floor and 60 sq.



# Additional information

## Facilities

Aircondition, Split system

Heating, Split system

## Features

Double glazing

Easy access to main roads

Energy efficient doors/windows

Kitchenette

Near amenities

Near bus route

Near public transport

## Distances

Amenities



100 m

Sea



500 m

Schools



100 m

## Contact us



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