



#10177

# Incredible Investment Opportunity – Prime Property for Sale (10177)

 Drosia, Larnaca

€1,250,000




# Overview

## Specifications

Covered

 **317 m<sup>2</sup>**

Type	<b>Apartment Building</b>
Plot	<b>696 m<sup>2</sup></b>
Covered veranda	<b>15 m<sup>2</sup></b>
Mezzanine	<b>193 m<sup>2</sup></b>
Status	<b>Resale</b>
Year of construction	<b>1992</b>

Title deed	<b>Yes</b>
Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>C</b>

## Description

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This is an exceptional opportunity to acquire a versatile property located in a sought-after area, formerly operating as a coffee shop with a charming mezzanine (Shop 1-19 sq.m , shop 2-20 sq.m shop 3-39 sq.m and apartment 115 sq.m) and covered veranda 15 sq.m for apartment .

Priced at €1.250.000 million (no VAT), this building offers immense potential for redevelopment and commercial success.

Property Overview:

The building was originally constructed in 1988, boasting a solid structure with potential for a variety of uses.

The space includes a mezzanine floor, ideal for a range of purposes, such as retail, dining, or commercial office space.

The property has been approved for demolition and redevelopment, with plans in place for an 8-story building, covering a total area of 696 sqm plot size and 317 sq.m covered internal area total .

Zoning and Development Potential:



# Additional information

## Features

Connected to electric mains

Easy access to main roads

Main road

Near amenities

Near bus route

## Distances

Amenities



20 m

Airport



7.7 km

Sea



1.4 km

Public transport



600 m

Schools




210 m

## Contact us



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