



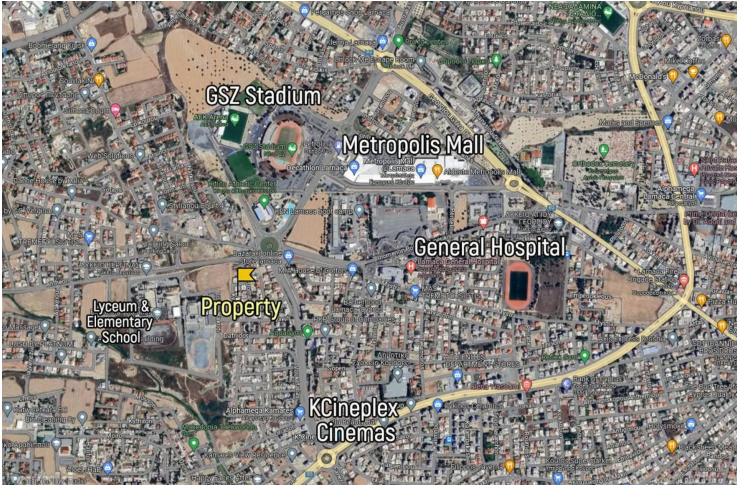
#10478

? Rare Investment Opportunity – Mixed-Use Building in Agios Nikolaos, Larnaca (10478)

📍 Vergina, Larnaca




€437,000





Overview

Specifications

Bedrooms		Bathrooms		Covered	
 3		 3		 340 m ²	
Type		Detached House			
Toilets		3			
Plot		539 m ²			
Status		Resale			
Year of construction		1998			
Title deed		Yes			
Furnished		Partially furnished			
Structure		Concrete			
Facade		Concrete			

Description

? Rare Investment Opportunity – Mixed-Use Building in Agios Nikolaos, Larnaca (10478)

An exceptional investment opportunity in the heart of Agios Nikolaos, Larnaca, this two-storey mixed-use building offers both residential and commercial potential. Strategically located near GSZ Stadium, K-Cineplex, and key amenities, it provides easy access to supermarkets, schools, restaurants, and major road connections.

Property Features:

- ? Plot Size: 539m²
- ? Total Covered Area: 340m²
- ? Ground Floor (137m²): Shop with a unified space, office, and storage
- ? Upper Floor Residence (206m²):

- Spacious open-plan living/dining area
- Kitchen & Laundry Room
- 3 Bedrooms (Master with en-suite & wardrobe)
- Office, Storage, Bathroom
- 3 Covered Verandas
- ? Planning Zone: Kα4 – 120% Building Density, 50% Coverage, 3 Floors Allowed
- ? Covered Parking, Fireplace, Balcony, Garden, and Storage Room
- ? Prime Location – Excellent rental or redevelopment potential
- ? Price: €437,000



Additional information

Facilities

Aircondition, Split system
Storage

Heating, Split system

Parking, Covered

Features

Balcony
Ceramic tiles
Easy access to highway
Guest WC
Near amenities
Rental potential

Balcony, back
City view
Easy access to main roads
Investment opportunity
Near bus route
Veranda

Balcony, front
Connected to electric mains
En suite shower
Kitchen appliances
Quiet area
Veranda, back

Distances

Amenities

 200 m

Airport

 6 km

Sea

 4 km

Public transport

 100 m

Schools

 100 m

Resort

 2 km

Contact us



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