



#10503

Shop For Sale in Heart of City Center in Larnaca Cyprus (10503)

📍 Center, Larnaca

€145,000





Overview

Specifications

Covered

 61 m²

Type	Shop	Furnished	Unfurnished
Toilets	2	Structure	Concrete
Plot	344 m ²	Facade	Glass
Status	Resale	Energy efficiency rating	 B
Title deed	Yes		

Description

Shop For Sale in Heart of City Center in Larnaca Cyprus (10503)

PRICE : EUR 145.000

The shop is in Larnaca city center very close to the St. Lazaros church.

Located in a prime commercial area near Ayios Lazaros Church and just west of Foinikoudes Beach, this shop offers excellent visibility and accessibility.

Situated in a mixed-use building constructed in the late '90s, the property (Shop No. 4) features an open-plan office space, an internal staircase leading to a mezzanine with a small kitchen and toilet.

According to the Title Deeds shops have right to use the yard.
The property falls within Zone Πα8α, with a building coefficient of 140%, coverage of 70%, and permission for 2 floors (7m) of construction.
The property is currently rented.
The asset starts with a 5.8% yield, increasing every 2 years by 7%, reaching 6.9% by 2030 under a 6-year contract. This structured growth enhances long-term returns.
There is a separate title deed for this property.

Additional information

Distances

Airport



5 km

Sea



300 m

Contact us



Stefania Spyridou

☎ (+357) 99810880

✉ stephaniaspyridou@gmail.com