



#10602

# Investment Opportunity: Mixed-Use Building with 2 Shops & 2 Apartments – Larnaca (10602)

📍 Prodromos/Christopolitisa, Larnaca

€530,000









# Overview

## Specifications

Covered

 387 m<sup>2</sup>

Type	Mixed use	Furnished	Unfurnished
Plot	570 m <sup>2</sup>	Structure	Concrete
Status	Resale	Facade	Glass
Year of construction	1989	Energy efficiency rating	 B
Title deed	Yes		

## Description

Investment Opportunity: Mixed-Use Building with 2 Shops & 2 Apartments – Larnaca (10602)

- ? Location: Larnaca
- ? Price: €530,000
- ? Total Area: 570 m<sup>2</sup>
- ? Year Built: 1989

An excellent investment opportunity in Larnaca, this mixed-use building sits on a prime plot within the Local Plan of Larnaca (Ka4 Zone), allowing 120% building density and up to 3 floors. The property is ideally positioned with direct road access and no obstructions, offering excellent potential for commercial and residential use.

Property Details:

? Building Composition:

- 2 Shops – Ground floor retail spaces
- 2 Apartments – Spacious residential units

Plot Characteristics:

- Zoning: Ka4 (Residential)
- Building Density: 120%
- Coverage: 50%
- Maximum Floors: 3



# Additional information

## Facilities

Aircondition, Split system

## Features

Connected to electric mains

Easy access to main roads

Near amenities

Near bus route

## Distances

Amenities

 200 m

Airport

 6.5 km

Sea

 1.5 km

Schools

 100 m

## Contact us



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