



#10602

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

📍 Prodomos/Christopolitisa, Larnaca

€530,000






Overview

Specifications

Covered

 **387 m²**

Type	Mixed use
Plot	570 m²
Covered veranda	35 m²
Status	Resale
Year of construction	1989

Title deed	Yes
Furnished	Unfurnished
Structure	Concrete
Facade	Glass
Energy efficiency rating	 B

Description

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

? Location: Larnaca

? Price: €530,000

? Total Area: 570 m²

? 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


Planning zones

Zone	Cover factor	Build factor	Max height	Max floors	Affected percentage
Ka4	50%	120%	13.5 m	3	-

Contact us



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