



#10658

Shop For Sale in Heart of City Center in Larnaca Cyprus (10658)

📍 Center, Larnaca

€135,000





Overview

Specifications

Covered

 36 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 (10658)

PRICE : EUR 135.000

he 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. 5) features an open-plan customer service area, grilling area, a small kitchen and an internal staircase leading to the mezzanine. The mezzanine consists of two toilets and storage area.

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 5.7% yield, increasing every 2 years by 7%, reaching 6.6% by 2030 under a 6-year contract. This structured growth enhances long-term returns.

Additional information

Distances

Airport



5 km

Sea



300 m

Contact us



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