



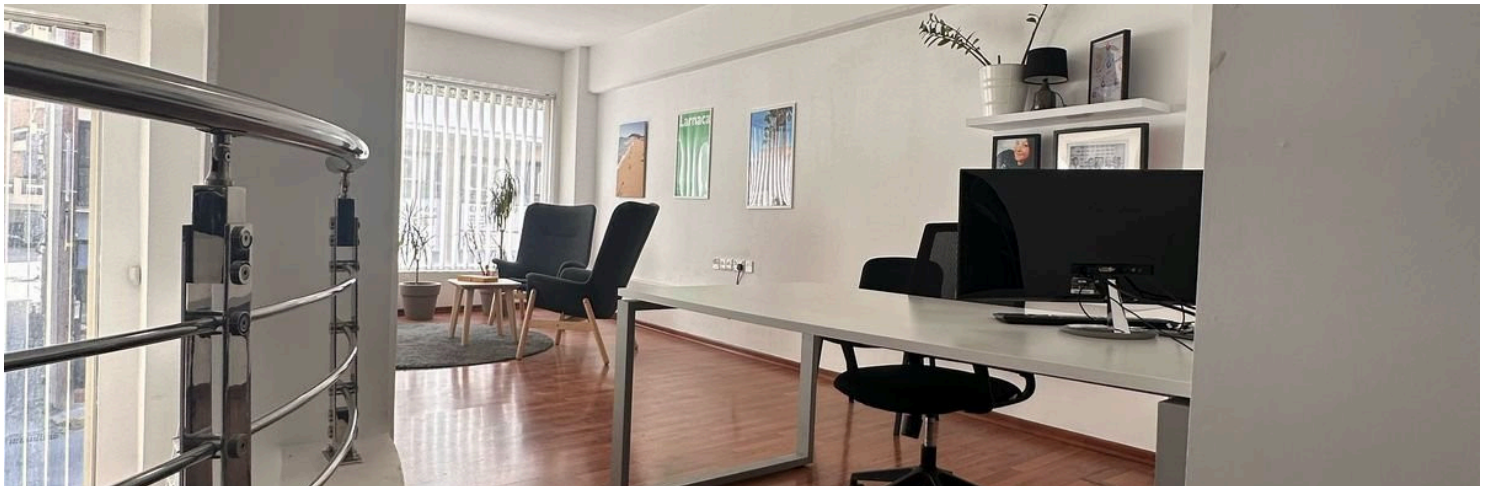
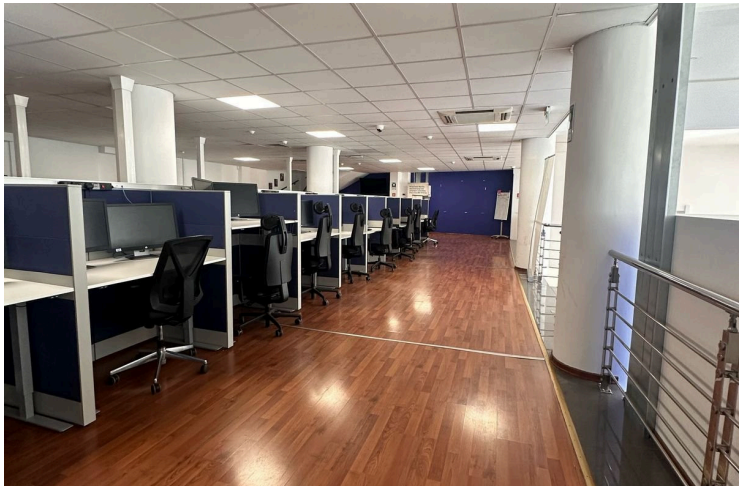
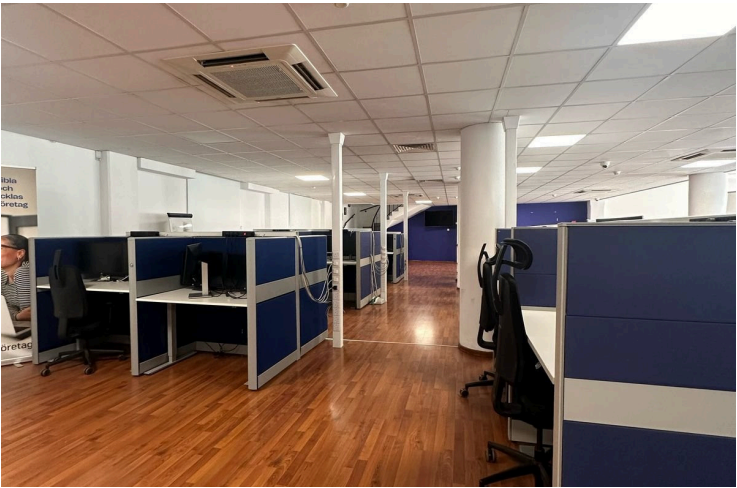
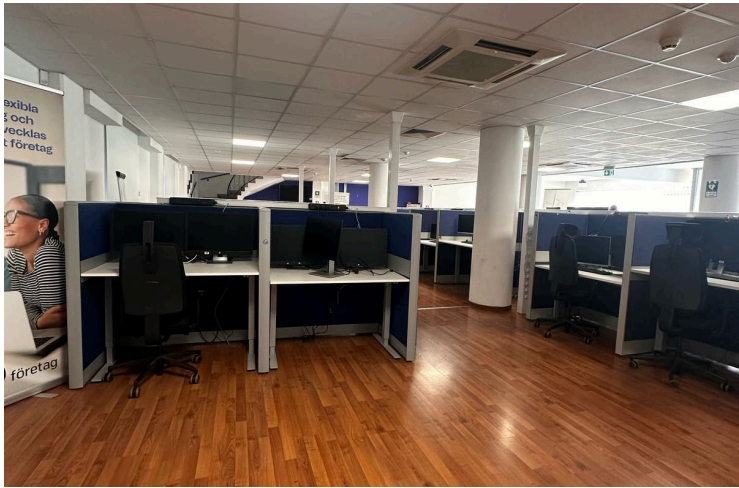
#10760

Prime Investment Opportunity – Larnaca City Center! (10760)

📍 Skala, Larnaca

€2,000,000






Overview

Specifications

Covered

 800 m²

Type	Commercial Building
Plot	400 m²
Status	Resale
Title deed	Yes

Furnished	Fully furnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	 B

Description

Prime Investment Opportunity – Larnaca City Center ! (10760)

? Price: € 2.000.000

A 400m² plot in the heart of Larnaca, within the Pa4 zone, boasting 240% building density and 70% coverage, allowing for a 4-floor development (13.1m height).

The property includes:

? Two-story commercial building (covered areas 800m², plus underground basement with a capacity of 7 parking spaces 250m², in excellent condition). The ground floor is 200 sq.m plus an open space mezzanine another 200 sq.m and another floor of 400 sq.m

? Registered road access with frontage

? Walking distance to the beach & all amenities

The property is rented to a solid tenant for the last 8 years. Fully renovated with office standards.

A rare opportunity to invest in Larnaca's vibrant city center, ideal for residential, commercial, or mixed-use development.



Additional information

Features

Easy access to main roads

Heart of city center

Municipal water/sewage

Near amenities

Near bus route

Distances

Amenities

 10 m

Airport

 5 km

Sea

 200 m

Public transport

 350 m

Schools

 350 m

Contact us



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