

#11702

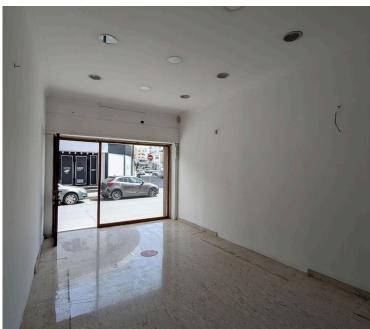
# Listed Retail Shop in Prime Larnaca City Centre, Larnaca (11702)

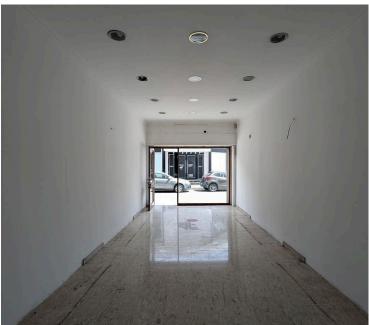
• Center, Larnaca

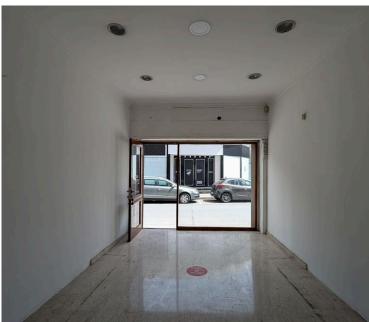
€175,000

















### **Overview**

### **Specifications**

Covered

[] 56 m<sup>2</sup>

Type Shop
Status Resale
Year of construction 1992
Title deed Yes

Furnished

Structure

Facade

Energy efficiency rating

Unfurnished

Concrete

Glass

### **Description**

An excellent opportunity to acquire a charming retail shop in the heart of Larnaca's city centre, ideally located on Ermou Street, opposite Kalogera Primary School and just a short stroll from Ermou Square.

Situated in the vibrant Skala parish, the surrounding area is known for its blend of commercial and residential activity, making it a bustling and dynamic neighborhood ideal for business exposure. The property forms part of a character-listed building, constructed in the early 1990s, comprising four ground-floor shops and a residential apartment above.

This freehold asset occupies the central eastern section of the building's ground floor and enjoys a covered area of 56 sqm. The interior layout includes an open-plan customer service area, workshop space, and a toilet, making it well-suited for a variety of retail or service-oriented uses.

With its own separate title deed and existing retail designation, this property is ready for immediate occupation or investment.

Whether you're an entrepreneur seeking a central location or an investor looking for a well-placed retail unit in one of Larnaca's most active commercial zones, this is an opportunity not to be missed.





## **Additional information**

### **Features**

Easy access to main roads

Heart of city center

Near amenities

### **Distances**

**Amenities** 

10 m

Airport

**5.5** km

Sea

400 m

Public transport

100 m

Schools

**40** m

### **Contact us**



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