



#13271

Mixed-Use Corner Building in Oroklini Centrally Located , Larnaca (13271)

📍 Oroklini, Larnaca

€569,000






Overview

Specifications

Covered

 **360 m²**

Type	Mixed use
Plot	728 m²
Status	Resale
Year of construction	2000
Title deed	Yes

Furnished	Partially furnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	 B

Description

This versatile mixed-use property presents an exciting renovation and value-add opportunity in a highly sought-after location! Situated on Oroklini's bustling main road, just after Zorbas Bakery, this building offers high visibility, easy accessibility, and huge potential for investors, business owners, or for those looking to live in a home while generating rental income.

Property Features:

? Two Ground Floor Commercial Shops (Approx. 40 sqm each) – Ideal for retail, offices, or showrooms

? Spacious 2-Bedroom Ground Floor Apartment (Approx. 90 sqm) – Can be upgraded for long-term rental or personal use

? Expansive 3-Bedroom First Floor Apartment (Approx. 190 sqm) – Large living areas with multiple balconies, perfect for renovation

? Generous 740 sqm Plot – Plenty of outdoor space for parking, landscaping, or future expansion

? Main Road Frontage – High-traffic area with excellent exposure for businesses

? Structurally Sound with Great Potential – Ideal for modernization to significantly increase value

This property is in need of renovation, making it a perfect investment for those looking to customize and enhance its



Additional information

Facilities

Aircondition, Split system

Solar water heater

Features

Business facilities

Corner

Easy access to highway

Easy access to main roads

Near amenities

Near bus route

Near public transport

Private bathrooms

Veranda

Distances

Amenities

 10 m

Airport

 17 km

Sea

 3.5 km

Public transport

 800 m


Schools

 950 m

Contact us



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