



#3306

# Commercial Building For Sale in Aradippou Larnaca (3306)

📍 Aradippou, Larnaca

€1,300,000 ~~€1,400,000~~






# Overview

## Specifications

Covered

 **1100 m<sup>2</sup>**

Type	<b>Commercial Building</b>
Toilets	<b>4</b>
Plot	<b>3333 m<sup>2</sup></b>
Status	<b>Resale</b>

Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Glass</b>
Energy efficiency rating	 <b>C</b>

## Description

Commercial Building For Sale in Aradippou Larnaca (3306)

@EUR 1.300.000 (Not subject to VAT)

Commercial building in Agios Fanourios quarter of Aradippou Municipality.

It is situated at a distance of 1 km northwest of GSZ Stadium and 280 meters south of “LIDL” supermarket.

The area of the property designates a plethora of amenities and services such as supermarkets, schools, shops etc. In addition, it has excellent access to the motorway and the city of Larnaca.

The building consists of a ground floor showroom, a mezzanine, two upper floors with office spaces and a basement.

The ground floor area/showroom is 400 sqm (approx.) plus 200sqm the mezzanine and 700 sqm the basement. The 1st and 2nd floor of the building has total area of 700sqm.

It is noted that the ground floor and the mezzanine level is rented for €2000/month while the rest of the building is vacant. By renting out all the units of the building, the property can offer a high yield of over 5%.

The property is partially rented

# Additional information

## Facilities

Aircondition, Split system

Elevator

Heating, Split system

## Features

Earthquake-resistant structure

Easy access to highway

Easy access to main roads

Energy efficient doors/windows

Entrance gate

Entrance gate, automated

High ceilings

Internal stairs

Near amenities

Spacious rooms

## Contact us



**Stefania Spyridou**

☎ (+357) 99810880

✉ [stephaniaSpyridou@gmail.com](mailto:stephaniaSpyridou@gmail.com)