



#9534

Investment Opportunity for 2 Storey Mixed use building in Kiti, Larnaca (9534)

📍 Kiti, Larnaca

€499,000






Overview

Specifications

Covered

 **886 m²**

Type	Mixed use
Toilets	2
Plot	526 m²
Status	Resale
Year of construction	2008

Title deed	Yes
Furnished	Unfurnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	 B

Description

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The building has been constructed in 2008, it includes two ground-floor commercial units: a café and a restaurant, both with steady, long-term leases.

On the first floor are two spacious, vacant two-bedroom apartments (door no. 101&102), ideal for rental income. The rooftop hosts an antenna leased at €1,500 annually through Dec 2028.

- The shop (cafe) on the northeastern side of the ground floor consists of an open plan area used as sitting / service area, a kitchen, an external disabled toilet and a staircase that leads to the mezzanine. The mezzanine has two toilets and an office.
- The restaurant on the southeastern side of the ground floor consists of an open plan area that is used as sitting / service area, a kitchen, a storage room, an disabled toilet that has been converted into storage room, a toilet and an internal staircase that leads to the mezzanine. The disabled toilet has been converted into an auxiliary / storage area. The mezzanine consists of two toilets. The restaurant has a food lift that leads to the storage room on the basement.
- The apartment with door no 101 consists of an open plan living/sitting area, a kitchen, a guests' toilet, a family bathroom, two bedrooms and a covered balcony. The covered balcony has been converted into a bedroom.
- The apartment with door no 102, consists of an open plan living/sitting area, a guest' toilet, a family bathroom, two bedrooms and a covered balcony.



Additional information

Facilities

Aircondition, Split system

Features

Corner

Easy access to main roads

Near amenities

Near bus route

Distances

Amenities



10 m

Airport



4 km

Contact us



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