

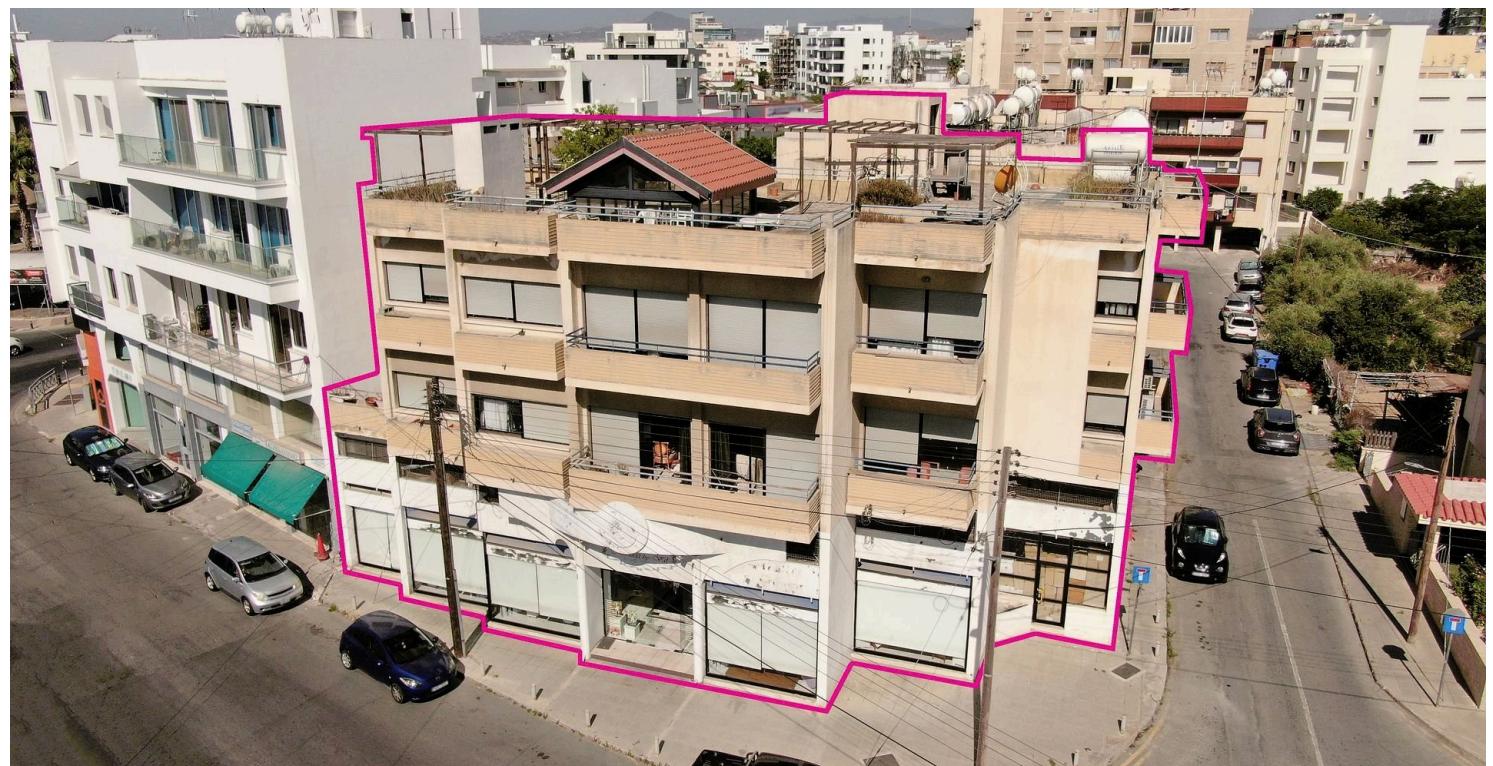
#3662

# Mixed Use Building for Sale

📍 Larnaka Marina, Larnaka

€522,500





# Überblick

## Spezifikationen

Bedeckt

 **712 m<sup>2</sup>**

Typ	<b>Kombinierte Nutzung</b>	Baujahr	<b>1986</b>
Grundstück	<b>495 m<sup>2</sup></b>	Energieeffizienzklasse	 
Status	<b>Wiederverkauf</b>		

## Beschreibung

Description of the property

Semi-detached 3-storey building consisted of three floors with 1 big shop (6 united units) on the ground floor and 4 apartments in total, 2 units on first floor and 2 units on the second floor and 6 parking spots.

The building is consisted by:

- Ground Floor shop with enclosed area 210 sq.m. with mezzanine 110sq.m.
- Apartment 101 on the first floor with enclosed areas 122 sq.m. and 24 sq.m. covered balconies.
- Apartment 102 on the first floor with enclosed areas 80 sq.m. and 12 sq.m. covered balconies.
- Apartment 201 on the second floor with enclosed areas 110 sq.m. and 22 sq.m. covered balconies.
- Apartment 202 on the second floor with enclosed areas 80 sq.m. and 12 sq.m. covered balconies.

The property is located in a very central location of Larnaca just 85m from the motorway on a walking distance of many amenities such as schools, supermarkets and services.

Covered area of approx. 610 sq.m. and approx. 110 sq.m of mezzanine space.

It is noted that the building is occupied.

The property falls within Zone Ka3, with a building coefficient of 140%, coverage of 50%, and permission for 4 floors (17m) of construction.



# Additional information

## Contact us



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