

#183561

# Commercial building in the parish of Sotiros, Larnaca Municipality, near Antonis Papadopoulos stadium.

 Sotiros, Larnaca

€510,000





# Overview

## Specifications

Covered

 **722 m<sup>2</sup>**

|        |                            |
|--------|----------------------------|
| Type   | <b>Commercial Building</b> |
| Plot   | <b>649 m<sup>2</sup></b>   |
| Status | <b>Resale</b>              |

|                          |   |
|--------------------------|---|
| Title deed               | <b>Yes</b>  |
| Energy efficiency rating |  <b>Exempt</b> |

## Description

Commercial building in a popular location in the parish of Sotiros, Larnaca Municipality, near Antonis Papadopoulos stadium.

This is an area with commercial and residential activities due to its proximity to facilities and services as well as its accessibility.

The building is comprised of a ground floor, a mezzanine and a basement. The ground floor consists of a reception area, an office, a workshop area and a toilet. The mezzanine consists of two rooms, while the basement consists of an open storage area and a shower with toilet.

The building was erected in 1988 and has a frontage of approximately 20 meters. It should be noted that it adjoins a green area on its western border.

It has an interior area of 326 sqm., a mezzanine of 144 sqm. and a basement of 252 sqm.

The property is vacant and is suitable for own use or for a good return on investment. The building was built on a property of a total area plot of 649 sqm and it falls within the residential zone Kα4 with a building factor of 120% and coverage factor 50% with.

It is worth noting that there is an inexhaustible building factor, which allows the development of 2 additional floors.

The property has a separate title deed.



# Additional information

## Features

Easy access to highway

Easy access to main roads

Near amenities

## Contact us



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