

#183620

# Retail shop in Larnaca city center

📍 Agios Lazaros, Larnaca

€125,000







# Overview

## Specifications

Covered

 **37 m<sup>2</sup>**

Type	<b>Shop</b>	Energy efficiency rating	 <b>Certificate expected</b>
Status	<b>Resale</b>		

## Description

The shop is in Larnaca city center very close to the St. Lazaros church.

Located in a prime commercial area near Ayios Lazaros Church and just west of Foinikoudes Beach, this shop offers excellent visibility and accessibility.

Situated in a mixed-use building constructed in the late '90s, the property (Shop No. 3) features an open space customer service area which is currently used as a shop with an internal staircase leading to the mezzanine. The mezzanine consists of a toilet and storage area.

The property falls within Zone Πα8α, with a building coefficient of 140%, coverage of 70%, and permission for 2 floors (7m) of construction.

The property is currently rented and the current statutory tenant is paying €400 per month.

There is a separate title deed for this property.

# Additional information

## Contact us



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