

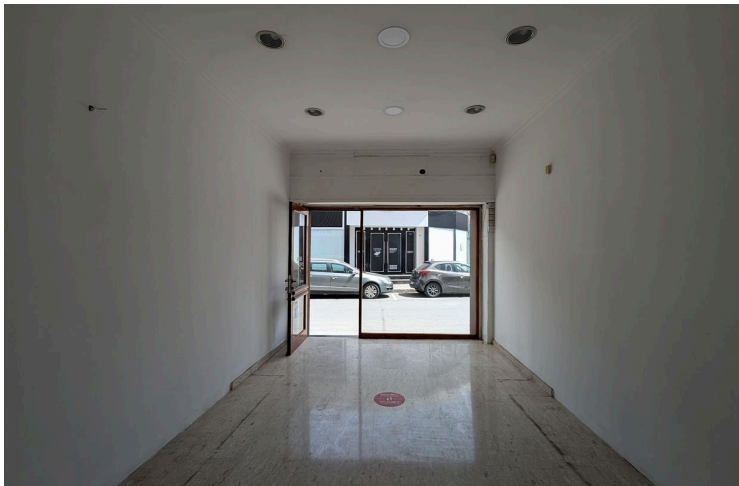
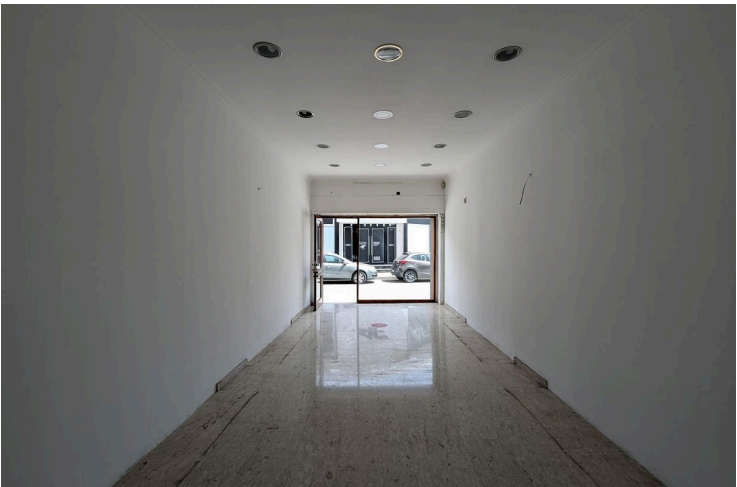
#183802

Listed Retail Shop in Prime Larnaca City Centre, Larnaca

 Town Center, Larnaca

€175,000





Overview

Specifications

Covered

 **56 m²**

Type	Shop
Toilets	1

Status	Resale
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Description

An excellent opportunity to acquire a charming retail shop in the heart of Larnaca's city centre, ideally located on Ermou Street, opposite Kalogera Primary School and just a short stroll from Ermou Square. Situated in the vibrant Skala parish, the surrounding area is known for its blend of commercial and residential activity, making it a bustling and dynamic neighborhood ideal for business exposure. The property forms part of a character-listed building, constructed in the early 1990s, comprising four ground-floor shops and a residential apartment above. This freehold asset (Shop No. 2) occupies the central eastern section of the building's ground floor and enjoys a covered area of 56 sqm. The interior layout includes an open-plan customer service area, workshop space, and a toilet, making it well-suited for a variety of retail or service-oriented uses. With its own separate title deed and existing retail designation, this property is ready for immediate occupation or investment. Whether you're an entrepreneur seeking a central location or an investor looking for a well-placed retail unit in one of Larnaca's most active commercial zones, this is an opportunity not to be missed. The asset is located on Ermou 46a, opposite Kalogera Primary School and close to Ermou Square, approximately 1.5km from B4 motorway, approximately 850m from Larnaca Marina, and approximately 9km from Larnaca International Airport. The property falls within Zone Πα4, with a building coefficient of 240%, coverage of 70%, and permission for 4 floors (17m) of construction. There is a separate title deed for this property. Pending EPC



Additional information

Contact us



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