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**Код Объекта:** ar7508**Площадь:** 700 м<sup>2</sup>

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**Местоположение:** Ларнака - Chrisopolitissa**Год постройки:** 1980

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**Участок:** 974 м<sup>2</sup>

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**Статус:** Вторичный Рынок

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**Особенности недвижимости:**

Title Deeds

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**Описание:**

## Building in Larnaca for sale

Commercial building in a central and lively location in Chrysopolitissa Quarter in Larnaca Municipality. It is ideally situated close to many amenities and services such as supermarkets, shops, restaurants, schools etc. In addition, it enjoys excellent access to the Town Center. The building is situated on 2 abutting plots (commercial zone Eb2 and residential zone Ka4) with a total land area of 974 sqm. It is noted that the building was constructed in 2 phases (around 1980 and 1992 respectively). In addition, circa 2017, the building was issued with a Planning Permit for the conversion of the building into a kindergarten and it was fully renovated. The building as a unified property is detached and split into 2 parts comprising of a two-story building and a ground-floor building with a mezzanine. The building has a total covered area of 700sqm and a mezzanine of 265sqm. It is noted that the property is rented for €2,333/month and the rental agreement expires on 31/08/2026.



