

#21082

FOR SALE



## Larnaca, Sotiros

2340 m<sup>2</sup> Covered



## Description

A commercial building, built within 3 plots, for sale in Sotiros quarter, Larnaca. Located 200m from 'Ammochostos' stadium and 300m from Spyrou Kyprianou avenue. The basement consists of covered and uncovered parking spaces, a warehouse, a W/C and an EAC substation. The ground floor consists of a large open plan retail area.

The 1st floor, also consists of a large open plan retail area. The 2nd floor consists of a showroom, an office, a server room, storage spaces and a cafeteria with kitchen.

- Plot area: 1,812m<sup>2</sup>
- Covered area of 2,100m<sup>2</sup>
- Covered veranda: 240m<sup>2</sup>
- Basement: 1,190m<sup>2</sup>
- The property was build in 2006 and is currently occupied offering a stable rental yield.

€2,450,000 €2,598,000

<b>TYPE</b>	Mixed use
<b>COVERED</b>	2340 m <sup>2</sup>
<b>PLOT</b>	1812 m <sup>2</sup>
<b>STATUS</b>	Resale
<b>ENERGY EFFICIENCY RATING</b>	G
<b>YEAR OF CONSTRUCTION</b>	2006
<b>TITLE DEED</b>	Share of land



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