

#23123

FOR SALE



## Larnaca, Sotiros

1170 m<sup>2</sup> Covered



## Description

Three-storey commercial building for sale in Sotiros area, Larnaca. Excellent location, easy access to the highway and all main roads, short drive to the Larnaca city center(3km), Airport( 14km). walking distance to all amenities. Property is unfurnished, elevator provision, five W/Cs, three kitchens, basement parking space for 11 cars.

- Plot size: 553m<sup>2</sup>( Zone EB5, Building Density 120%, Coverage: 50%, Floors 3, Height: 13.5m.)
- Basement area: 450m<sup>2</sup>
- Ground floor area: 250m<sup>2</sup>
- First floor area: 250m<sup>2</sup>
- Second floor: 220m<sup>2</sup>
- Year of construction: 2010
- Title deed and Floor plans available.

# €1,400,000

<b>TYPE</b>	Mixed use
<b>COVERED</b>	1170 m <sup>2</sup>
<b>STATUS</b>	Resale
<b>ENERGY EFFICIENCY RATING</b>	Certificate expected
<b>YEAR OF CONSTRUCTION</b>	2010
<b>TITLE DEED</b>	Yes
<b>COMMUNAL CHARGE</b>	€0



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