

DP-CY17615/DRE_3215

Mixed Use Building in Oroklini, Larnaca in Oroklini (Voroklini), Larnaka

Oroklini (Voroklini), Larnaka Mixed Use
Price

€680,000

* Subject to VAT

Description

The property is a mixed use building in Oroklini, Larnaca. It presents an exciting renovation and value-add opportunity in a highly sought-after location. Situated on Oroklini's bustling main road, this building benefits from high visibility, easy accessibility and significant potential for investors, business owners or individuals wishing to live on-site while generating rental income. The property consists of two ground-floor commercial shops of approximately 40 sqm each, suitable for retail, office use or showrooms; a spacious two-bedroom ground-floor apartment of approximately 90 sqm that can be upgraded for personal use or long-term rental; and an expansive three-bedroom first-floor apartment of approximately 190 sqm featuring generous living areas and multiple balconies that offer strong renovation potential. The plot measures 728 sqm and falls within planning zone H2, with development parameters allowing 90% building density and 50% coverage, providing flexibility for future residential or mixed-use development. The property offers ample outdoor space suitable for parking, landscaping or expansion, and its main road frontage ensures excellent exposure for commercial activities. Structurally, the building is sound and ideal for modernization, offering an investor the opportunity to significantly enhance its value. As renovation is required, the property is well suited for those wishing to customise and transform it into a highly profitable rental or mixed-use asset. The existing structure allows for the construction of an additional floor, with stairs already leading to the roof, and the land provides sufficient room to add a third shop, further increasing its commercial potential. Its prime location offers high traffic flow and immediate proximity to shops, restaurants, schools and essential amenities, ensuring strong appeal for both residential and commercial tenants. With multiple income possibilities, notable value-add potential and the rarity of such a large mixed-use plot in a developing area, this property represents an exceptional investment opportunity. This is an ideal chance to secure a flexible property at a competitive price, upgrade it according to your vision and unlock its full long-term potential. The price is VAT free, and the Title Deed and permits are available.

Internal area

360m²

Bathrooms

N/Z

Covered Verandas

N/A m²

Floor

N/A

Parking Spaces

4

Furnished

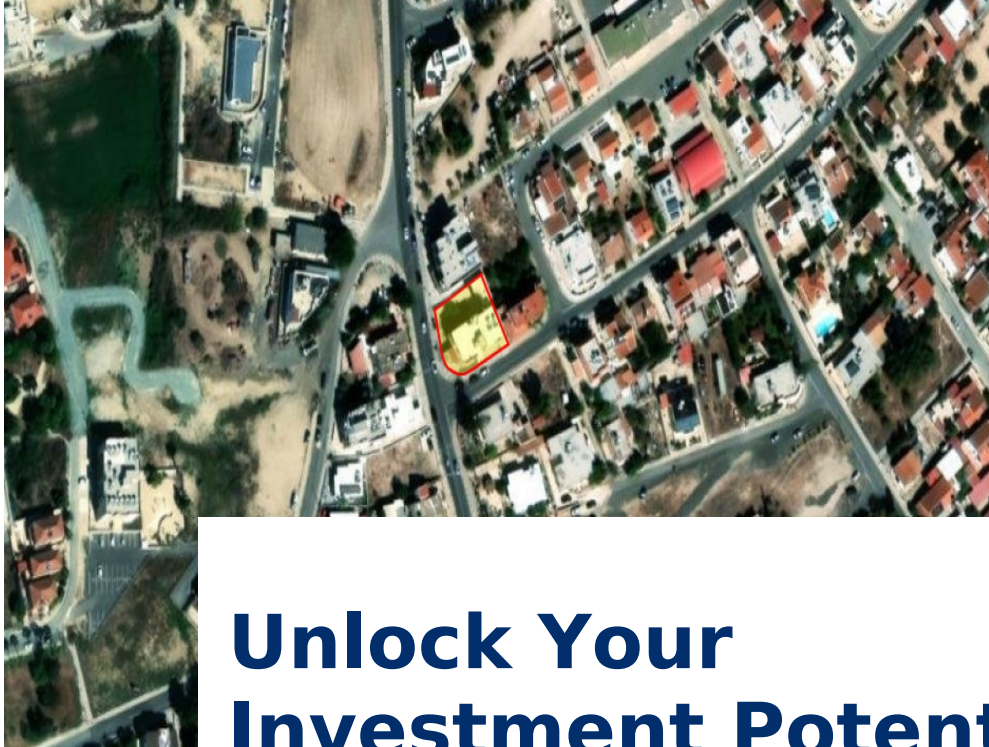
Yes

Energy Class

Under Issuance

Property Details

☐ Air Conditioning	☐ Fireplace	☐ Guestroom	☒ Storage room	☐ Solar Heater
☐ Alarm System	☐ Barbeque Area	☐ Basement	☐ Shower	☐ Photovoltaic System
☐ Ensuite Toilet	☐ Swimming Pool	☐ Dining Room	☐ Gym	☒ Garden
☐ Jacuzzi	☐ Double Glaze Windows	☐ Showroom	☐ Kitchen	☐ Near Beach
☐ Central Heating	☐ Roof Garden	☐ Barbeque Area	☐ Spa	☐ Near Public Park
☒ City View	☐ Countryside	☐ Raised Floor		



Unlock Your Investment Potential



Location:





Get In Touch

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