

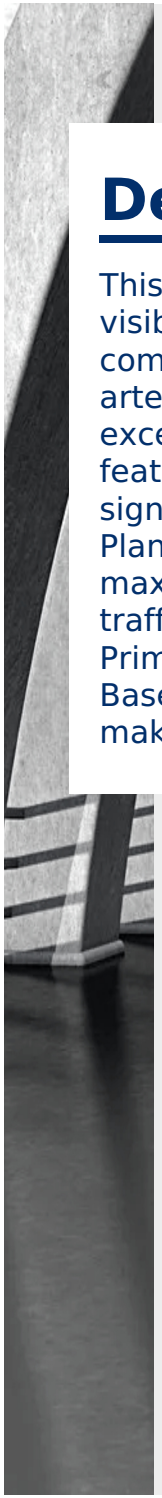
Commercial Building in Anafotida, Larnaca in Anafotida, Larnaka

Anafotida, Larnaka Commercial Building

Price

€140,000

* Subject to VAT



Description

This ground floor commercial property presents an excellent investment opportunity in the heart of Anafotida village, offering high visibility, generous frontage and strong development potential. The asset comprises a ground floor building with two independent commercial units, situated on a registered plot of approximately 1,004 sq.m. along Archbishop Makarios III Avenue, one of the main arterial roads of the community. The property benefits from an impressive road frontage of approximately 73 metres, ensuring excellent exposure and easy accessibility. The building was constructed in 1992 and consists of two separate shop units, each featuring an open plan retail area and a WC. The total enclosed area is approximately 200 sq.m., while the large plot size provides significant potential for future redevelopment or expansion, subject to the necessary planning permissions. The property falls within Planning Zone H2, allowing a building density of 90 percent, coverage of 50 percent and development of up to two floors with a maximum height of 8.3 metres. The location is highly strategic, positioned within the village core and benefiting from steady local traffic as well as close proximity to key community landmarks. It is located approximately 180 metres northeast of Anafotida Primary School, about 265 metres northeast of Saint Demetrios Church and approximately 675 metres west of the British Military Base. Overall, this is a centrally located property with a large plot, extensive main road frontage and a dual shop configuration, making it ideal for retail use, offices, service-oriented businesses or a mixed use investment with strong redevelopment prospects.

MAIN FEATURES:

Internal area
200m^2

Bathrooms
N/Z

Covered Verandas
N/A m^2

Floor
N/A

Parking Spaces
N/A

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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