

# For Sale, Retail, Shop, Larnaca, Aradippou, Agios Fanourios, 95m²

For Sale : **€ 480,000**

**Description**
Discover this spacious ground floor commercial shop for sale in Agios Fanourios, Aradippou, Larnaca, offering a versatile layout and convenient access to essential amenities. With a reported total covered area of 188.75 m², the property presents an appealing opportunity for business owners and investors seeking commercial premises in an established area.
The property is arranged across three levels, comprising a 95 m² ground floor, a 47.5 m² mezzanine and a 34 m² basement. This multi-level configuration provides flexibility for different business activities, allowing the available spaces to be adapted to operational requirements.
The ground floor features an open-plan area, offering possibilities for retail displays, customer service or other commercial functions. A separate office provides a practical workspace for administrative activities, while the kitchen and two bathrooms add convenience for staff and everyday operations.
The mezzanine offers additional usable space, while the basement provides further flexibility for storage or other permitted business purposes.
Situated in Agios Fanourios, Aradippou, the shop benefits from its location near shops, services and everyday amenities. The property is also conveniently positioned in relation to the Metropolis Mall area, with access to the motorway network connecting Larnaca with other parts of Cyprus.
Whether you are looking to establish a retail business, accommodate professional services or acquire a commercial property for potential investment, this shop offers a practical combination of space, flexibility and accessibility.
To discover more commercial properties for sale in Larnaca, you can browse our complete portfolio directly from our website by clicking the following link:
https://gplazarou.com/properties/for_sale/larnaca?property_type%5Bretail%5D%5Ball%5D=retail
Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to arrange your private viewing!

## Details

Property Type: **Retail**
Website

Status: **Available**

Unit Number: **SHOP 1**

## Main Features

Property Subtype: **Shop**
Bathrooms: **2**

Construction Stage: **Under Construction**
Furnished: **Unfurnished**

Construction Year: **2024**
Floors Building: **5**

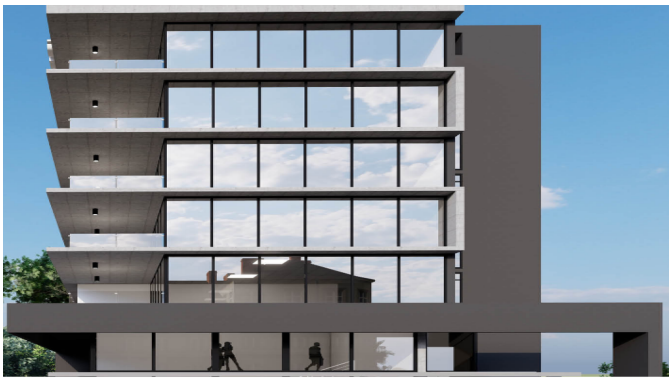
## Area

Covered Area: **95m²**

Mezzanine: **48m²**

# Gallery



BASEMENT FLOOR



GROUND FLOOR + MEZZANINE

