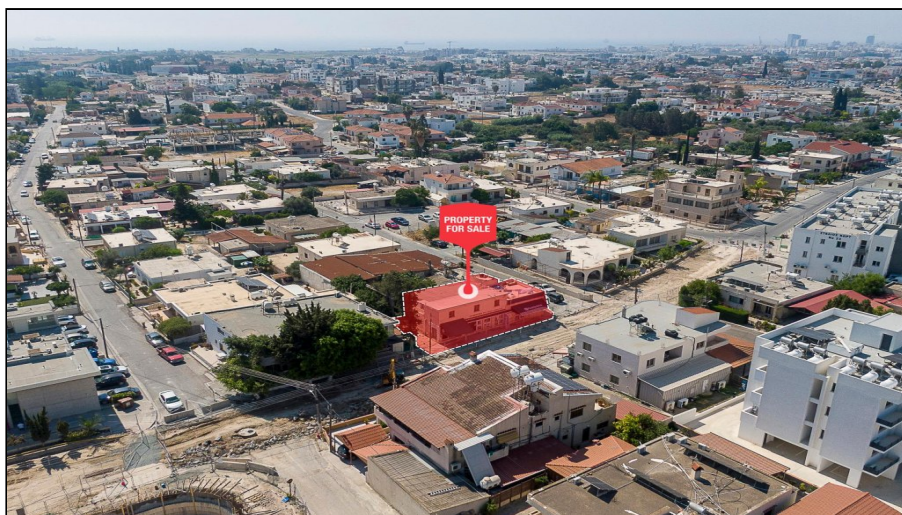




## For Sale, Building, Mixed-use Building, Larnaca, Livadia, 228m<sup>2</sup>, 346m<sup>2</sup>

(ID:PR44780), LIVADIA, LARNAKA, REG. 0/7199

For Sale : **€ 280,000**

### Description

Mixed-Use Building for Sale in Livadia, Larnaca

Discover an outstanding investment opportunity in the rapidly developing municipality of Livadia, Larnaca. This mixed-use building combines commercial and residential units, offering excellent income-generating potential in one of the most desirable and fast-growing areas of the district.

The property enjoys a prime location approximately 100 meters southwest of Agia Paraskevi Church and approximately 500 meters north of Livadia Primary School. It is ideally positioned close to a wide range of amenities and services, including supermarkets, restaurants, cafés, shops, schools, and everyday conveniences. In addition, it benefits from excellent access to Larnaca city centre, the motorway network, the New Marina area, and the coastline.

The building comprises:

Two commercial shops on the ground floor

One residential apartment/house on the first floor

The first commercial unit offers approximately 48 sqm of internal space, while the second shop provides approximately 80 sqm of internal area, making them suitable for a variety of retail, office, or service-related businesses.

The residential unit on the first floor features approximately 100 sqm of internal living space, providing comfortable accommodation with excellent potential for long-term rental income or owner occupancy.

The property's mixed-use nature creates multiple income streams and enhances its long-term investment appeal. The growing popularity of Livadia, combined with its strategic location and ongoing development, continues to attract both residential and commercial demand.

The building is currently occupied, making it particularly attractive to investors seeking an income-producing asset in an area with strong growth prospects.

Whether you are looking to expand your investment portfolio or acquire a versatile property with residential and commercial potential, this mixed-use building presents an excellent opportunity in one of Larnaca's most promising locations.

Contact G&P Lazarou Estate Agents today at +357 24104949 or email [larnaca.office@gplazarou.com](mailto:larnaca.office@gplazarou.com) to arrange your private viewing!

### Details

Property Type: **Building**

Status: **Available**

[Website](#)

### Main Features

Property Subtype: **Mixed-use Building**

Construction Stage: **Resale**

Construction Year: **1980**

### Area

Covered Area: **228m<sup>2</sup>**

Plot Area: **346m<sup>2</sup>**



## Gallery

