



For Sale, Retail, Shop, Larnaca, Sotiros, 272m²

(ID:PR45278), SOTIROS, LARNAKA, REG. 10/1610

For Sale : **€ 370,000**

Description

Commercial Shop (1/2 Southern Share) for Sale in Sotiros, Larnaca

Discover an outstanding commercial investment opportunity in the highly desirable Sotiros area of Larnaca. This property comprises the 1/2 southern share of a commercial shop situated in one of the city's most central and commercially active locations, offering exceptional visibility, accessibility, and long-term investment potential.

The property is strategically located approximately 155 meters north of the Larnaca Fire Station and just 25 meters west of Agios Georgios Primary School. Its central position places it within immediate reach of banks, schools, supermarkets, retail stores, cafés, restaurants, and a wide range of professional and commercial services. In addition, it enjoys excellent connectivity to the city centre and the wider Larnaca road network.

The shop forms part of a commercial property constructed around 1980 and represents the southern 1/2 share of the plot. The location benefits from significant pedestrian and vehicular traffic, making it highly suitable for a variety of commercial activities.

The property offers approximately 272 sqm of internal covered area, providing generous space for retail operations, offices, showrooms, service providers, or other business uses.

A significant advantage of the property is its separate title deed, offering security and flexibility for future ownership and investment purposes.

Furthermore, the property falls within the Commercial Planning Zone Eβ2, which allows a building density coefficient of 180%, enhancing its future development and investment potential.

The shop is currently occupied, making it an attractive opportunity for investors seeking a commercial property with existing use in a high-demand area of Larnaca.

Whether you are looking to expand your investment portfolio or acquire a strategically located commercial asset with future development prospects, this property presents a unique opportunity in one of Larnaca's most sought-after commercial districts.

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**

Status: **Available**

[Website](#)

Main Features

Property Subtype: **Shop**

Construction Stage: **Resale**

Construction Year: **1980**

Uncovered Parking: **1**

Floors Building: **2**

Area

Covered Area: **272m²**



Gallery

