

For Sale, Retail, Shop, Larnaca, Chrysopolitissa, 604m²

For Sale : **€ 645,000**

Description
The property is a former bank branch on a central avenue in Larnaca. It consists of a ground floor of 281sqm with a large open space, several partitioned offices, and sanitary facilities. The basement (323sqm) contains storage space, sanitary facilities, and a kitchenette. The property has a total road frontage of 19m. The ground floor is finished in fitted carpet and ceramic tiles and laminated PVC for the sanitary areas. There is a lowered false ceiling allowing for mobility of services and lighting according to needs. The basement is finished with ceramic tiles. The property has air-conditioning units throughout. The location is very close to the commercial center of Larnaca near other services and commercial properties, such as banks, retail shops, service stations as well as some of the biggest educational facilities in the city such as Drosia High School and American Academy. The surrounding area has a mixed residential and commercial use with several services for everyday needs like kiosks and bakeries in the vicinity. The wider area is well developed and consists mostly of residential and mixed-use buildings including hotels and other tourists related development. The asset falls within two planning zones: - Εβ1, with building density coefficient 200%, coverage coefficient 50%, in 6 floors and a maximum height of 24m.- Κα3, with building density coefficient 140%, coverage coefficient 50%, in 4 floors and a maximum height of 17m.

Details

Property Type: **Retail**
Status: **Available**
Website

Main Features

Property Subtype: **Shop**
Construction Stage: **Resale**

Area

Covered Area: **604m²**

Energy & Heating

Cooling Type: **Autonomous Cooling System**

Gallery

