

Mixed use Building Kiti

For Sale : **€ 575,000**

Description
This mixed-use building is located in Kiti, within the Dromolaxia–Meneou Municipality of Larnaca District. It enjoys a prime position on Archbishop Makarios III Avenue, approximately 230 metres from Kiti High School and around 205 metres from Meneou Street.

The property is situated in a well-developed area with easy access to a wide range of everyday amenities, including supermarkets, schools, banks, shops, restaurants, and other essential services.

The building stands on a level plot of regular shape with approximately 23 metres of frontage along Archbishop Makarios III Avenue. Constructed around 1991, it comprises a basement, two ground-floor commercial units, and four residential apartments on the first floor.

Ground Floor – Commercial Units

Shop 1
Positioned on the northeastern side of the building, this unit has been reconfigured with a drywall partition, creating a separate storage section. The shop features an open retail space, a kitchen, and a WC.

* Internal area: 105 sq.m.
* Uncovered veranda: 96 sq.m.

Shop 2
Located on the northwestern side of the ground floor, this commercial unit includes an open-plan retail area, a kitchen, and a WC.

* Internal area: 125 sq.m.
* Uncovered veranda: 95 sq.m.

First Floor – Residential Apartments

The upper floor accommodates four two-bedroom apartments:

Apartment 1 (North side)
Offers a living and dining area, kitchen, two bedrooms, a bathroom, and a covered veranda.

* Internal area: 52 sq.m.
* Covered veranda: 6 sq.m.

Apartment 2 (East side)
Comprises a living room, dining area, kitchen, two bedrooms, a bathroom, and a covered veranda.

* Internal area: 57 sq.m.
* Covered veranda: 8 sq.m.

Apartment 3 (South side)
Includes a living and dining area, kitchen, two bedrooms, a bathroom, and a covered veranda.

* Internal area: 57 sq.m.
* Covered veranda: 8 sq.m.

Apartment 4 (West side)
Features a living room, dining area, kitchen, two bedrooms, a bathroom, and a covered veranda.

* Internal area: 52 sq.m.
* Covered veranda: 6 sq.m.

The property is currently unoccupied, offering immediate potential for either owner-occupation or investment. With its combination of commercial and residential units in a central location, it presents an excellent opportunity to generate attractive rental income.

Details

Property Type: **Building**
Status: **Sold**
Website

Main Features

Property Subtype: **Mixed-use Building**
Town Planning Zone: **Commercial**
Construction Stage: **Resale**
Construction Year: **1991**
Kitchens: **6**
Floors Building: **2**

Area

Covered Area: **448m²**
Plot Area: **550m²**

Gallery














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