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Building with two shops located in Анафотида, Ларнака

€ 140,000

Анафотида, Ларнака

ВИД	ПЛОЩ	РЕФЕРЕНЦИЯ
Shop	**200 m²**	**CY-APT-2026-00053**

An excellent investment opportunity in the heart of Анафотида village, this ground floor commercial property offers high visibility, generous frontage and strong development potential. The asset comprises a ground floor building consisting of two independent commercial units, situated on a registered field with a gross area of 1,004 sq.m. Please note that the area stated on the title deed reflects the original gross plot size prior to the road dedication. Following the road affection, the current net land area is approximately half of the original size. Constructed in 1992, the building includes: • Two separate shop units • Each unit featuring an open-plan retail area and WC The property falls within Zone H2, with a building coefficient of 90%, coverage of 50%, and permission for 2 floors (8.3m) of construction. Strategic Location: The property is ideally positioned within the village core, benefiting from steady local traffic and proximity to key community landmarks: • Approx. 180 m northeast of Анафотида Primary School • Approx. 265 m northeast of Saint Demetrios Church • Approx. 675 m west of the British Military Base Key Highlights • Main road frontage: approx. 73 m • Central village location • Dual shop configuration • Strong redevelopment potential • Ideal for retail,…

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