



## Mixed-use building in Xylofagou Central



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 214,831.04

### Posizione

Nazione:	Cyprus
Stato / Regione / Provincia:	Larnaka
Città:	Larnaca
Cap:	752
Pubblicato:	14/05/2026

Descrizione:

Located in Larnaca.

The property concerns a mixed-use building, in central Xylofagou village. It is located in a prime location opposite the St George Cathedral about 100m south from the main center round-about on the corner of Rigainis and Agiou Georgiou street opposite the Council's central park. The ground floor was initially constructed in 1970 and was then licensed for change of use additions and complete modernization in the year 2006. It consists of approx. 215 meters of a cover area with a big lounge area, kitchen and storage space, disable facilities such as disabled access and toilets, modern high ceiling aluminum openings and a covered veranda. An internal marble staircase leads to the first floor into another 70sq.m. of covered area entailing a studio with its own kitchen an ensuite shower, separate men's and women's toilets. An access door leads to an open roof approx. 142sq.m. with 4 re-enforced columns that can be enclosed to another 36sq.m. of cover area. The planning zone is EB-KEP (COMMERCIAL AND OTHER RELATED ACTIVITIES) with building coefficient of 120%. The immediate area of the asset is a mixture of cafeterias and residential developments. The asset has the option for change of use investments residential or commercial. Title deeds available.

Costruito:	2006
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### Comune

Bagni:	4
Finito piedi quadrati:	285 mq
Dimensione del lotto:	208 mq



Floor Number: 2

## Room details

Total rooms: 5

## Building details

Numero di piani: 2

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/MABG-T188/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MABG-T188/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 6277

