



## Mixed-use building in Xylofagou Central



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 214,831.04

### Location

Country: Cyprus  
 State/Region/Province: Larnaka  
 City: Larnaca  
 ZIP code: 752  
 Posted: May 14, 2026

### Description:

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.

Built: 2006

### Common

Bathrooms: 4  
 Finished sq. ft.: 285 sq m  
 Lot Size: 208 sq m



Floor Number: 2

### **Room details**

Total rooms: 5

### **Building details**

Number of Floors: 2

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [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

