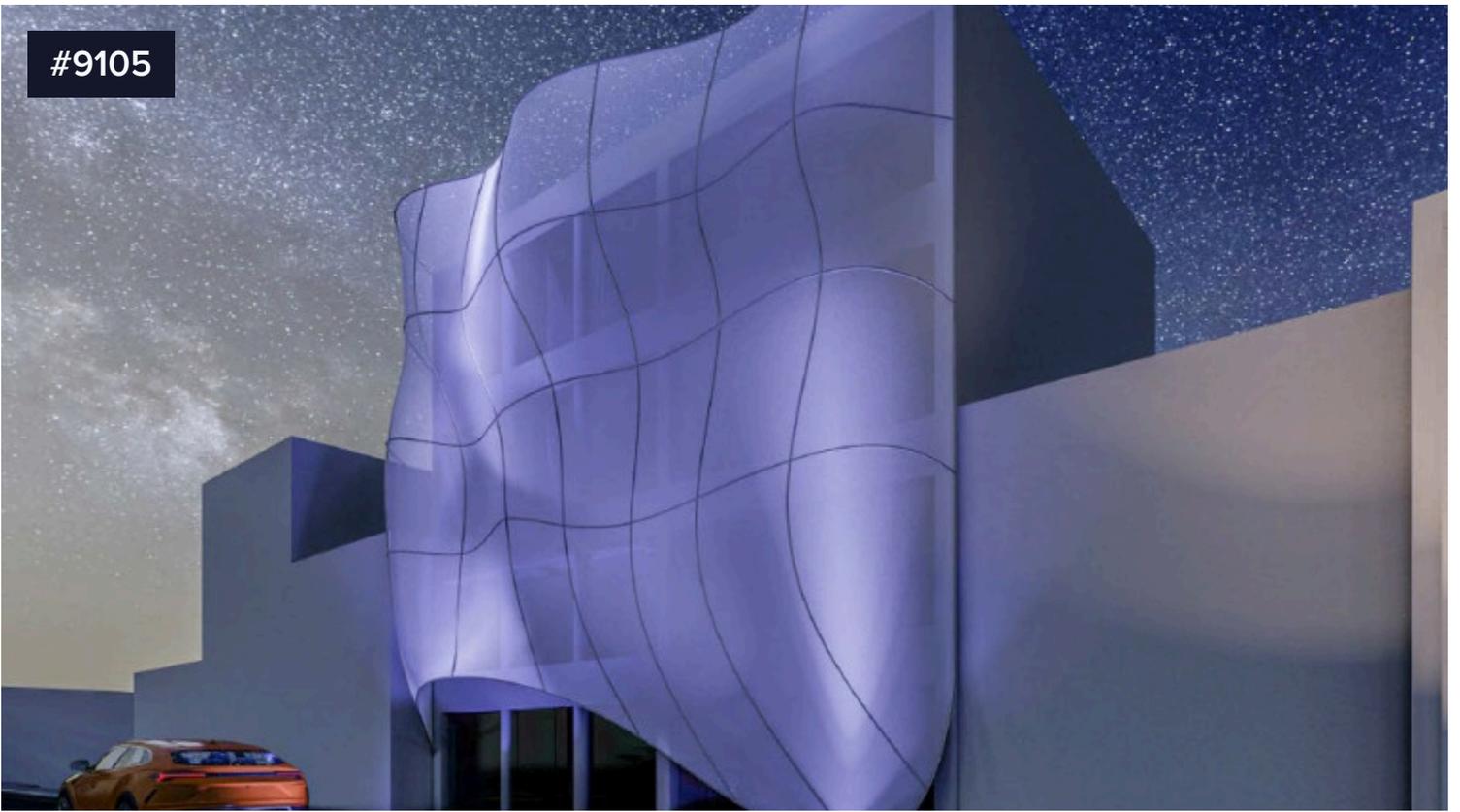


#9105



## Soon to Be Renovated - Commercial Building 448m<sup>2</sup> for Sale in Central Finikoudes with ground floor ,mezzanine ,frist, second floor and Roof Top with Jacuzzi

€1,375,000

 Finikoudes, Larnaca

For sale: The Ermou Project presents an exceptional investment opportunity on the renowned Ermou Street, in the heart of Larnaca city center. Ideally located just 100 meters from the popular Finikoudes seafront and the city's main shopping district, the property is surrounded by restaurants, cafés, and a wide range of amenities. The project concerns an existing building ready for renovation and extension, with the license issued in 2023. The proposed development includes a 112 sqm ground-floor shop suitable for a café or restaurant, nine studio units across the mezzanine, first, and second floors totaling 336 sqm, and a 112 sqm rooftop area featuring a jacuzzi and seating space, offering strong potential for both residential and commercial returns.

Finikoudes is a prime location known for its bustling boulevard lined with palm trees, vibrant cafes, and sandy beach. The area attracts high foot traffic, making it a top choice for businesses seeking visibility and access to both locals

Bathrooms

 9

Covered

 448 m<sup>2</sup>



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