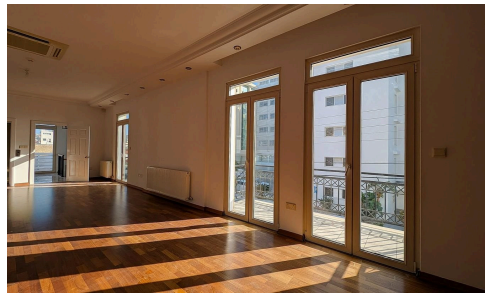


#3683



Building 607m2 at Agios Nikolaos, Larnaca

€849,000

📍 Larnaca - Agios Nikolaos, Larnaca City Centre

Located in the central Agios Nikolaos area of Larnaca, this substantial three-storey building offers an excellent opportunity for use as an office building, creative hub, or art studio, either as a single operation or as multiple independent workspaces. Its strategic location close to Larnaca city centre and approximately 3 km from the nearest beach ensures easy access for staff, clients, and visitors, with all key amenities nearby.

The ground floor (constructed in 1986) provides 205 sq.m. of internal space, ideal for open-plan offices, studio areas, exhibition space, or meeting rooms. The existing layout allows for flexible reconfiguration, supported by 6 sq.m. of covered verandas and 37 sq.m. of uncovered outdoor areas, suitable for breakout spaces or creative use.

Bathrooms

 6

Covered

 607 m²

Energy efficiency rating

 Exempt**MON
DAY
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