



## Double Story, Mixed-Use Building for Sale in Xylofagou Village, Larnaca.



### 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: EUR 650,000

### Location

Country: Cyprus  
State/Region/Province: Larnaka  
City: Larnaca  
Posted: May 30, 2024

### Description:

Located in Larnaca.

Double Story, Mixed-Use Building for Sale in Xylofagou Village, Larnaca. Xylofagou is one of the fertile 'red soil villages' called Kokkinochoria and belongs in the Larnaka district. The village combines the serenity and comfort of a quiet village, with all the amenities that modern life has to offer. Xylofagou area is situated only 10 minutes' drive to Ayia Thekla Beach, 15 minutes to Agia Napa Marina, 25 minutes' drive to Larnaca Center and 25 minutes' drive to the International Airport of Larnaca. An ideal home for permanent residency.

Mixed Use building for sale in Xylofagou. It consists of two blocks with 19 units in total, 4 shops & 15 apartments. Total enclosed areas consist of approximately 976 sq.m. with approximately 109 sq.m. of mezzanine and approximately 143 sq.m of covered verandas.

The northeastern block was constructed around 1990 and consists of 4 shops with mezzanine, 2 apartments on the mezzanine and 4 apartments on the 1st floor.

The southwestern block was constructed around 2005 and consists of a covered parking space at the ground floor, 5 apartments on the mezzanine and 4 apartments on the 1st floor. Both blocks are connected with communal staircase and lobby.

It is noted that a certificate of final approval has been issued for the north-eastern block.

South-western block building permits should be renewed and separate title deeds could be issued subject to issuing relevant permits and proceeding to legalizations within the property.



Built: 1990

### Common

Bathrooms: 15  
Finished sq. ft.: 976 sq m

### Room details

Total rooms: 19

### Building details

Parking: Yes  
Number of Floors: 2

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/WJTH-T1225/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/WJTH-T1225/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 45480

