

#6225

**FOR
SALE**



Building For Sale In Larnaca With Rental Guarantee Of 5,5% For Five Years

€800,000

 Larnaca Center, Larnaca

An excellent investment opportunity offering a guaranteed rental return of 5.5% for five years, with a blue-chip tenant secured under contract for another five years with option to extend. A blue-chip tenant refers to a financially strong, reputable and well-established company with a proven track record, providing investors with greater rental security and stability.

The commercial building is situated on a generous plot of approximately 539 sq.m. and offers approximately 300 sq.m. of covered areas, complemented by a large 280 sq.m. basement and 9 parking spaces. The building is in amazing condition and has been well maintained, making it an attractive, ready-to-income investment.

Located in a good and established area of Larnaca, the property benefits from convenient access to surrounding areas and nearby amenities. With its strong tenant, secured five-year contract, guaranteed 5.5% ROI, substantial covered areas, spacious basement and ample parking, this property presents an excellent opportunity for investors seeking a stable income-producing commercial asset.

Covered

 **300 m²**

Energy efficiency rating



Exempt

