

**AUCTION DATE:** 09/10/2018  
**AUCTION TIME:** 9:00 a.m.  
**AUCTION LOCATION:** 10 ZAKYNTHOU STR, 6018 LARNACA

**AUCTIONEER:** SOCRATES KASINOS  
**TEL :** 99693955  
**RESERVE SALE PRICE:** €41.600,€40.000,€77.200,€78.400,€58.400,€61.200,€49.200,€69.600,€58.400, €39.600, €81.200

### Location



### Description of Property

- The property is part of a building complex (Block A & B) which is about 9 years old and is located on 11 Griva Digeni Avenue, in Oroklini village, in Larnaca. It is located south of the village center and northwest of the primary school.
- Block A (southwest section) is a 2-storey building and consists of a total of 6 shops (4 for sale) on the ground floor and mezzanine and 4 flats on the floor above. Shops with Reg. No. 0/14821, 0/14822 and 0/14823 (total area 150sqm & 64sqm mezzanine) are unified and are being used as a convenience shop. Shop with Reg. No. 0/14824 has an area of 74sqm & 32sqm mezzanine). The flats with Reg. No. 0/14827, 0/14828, 0/14829 and 0/14830 have an area of 70sqm, 72sqm, 56sqm and 83sqm respectively, plus 9sqm, 16sqm, 16sqm and 12sqm covered verandas respectively. The shops have an uncovered and the flats covered parking space.
- Block B (northeast section) is a 2-storey and comprises of an entrance lobby and parking spaces on the ground floor and a total of 6 flats (3 for sale on the 1<sup>st</sup> floor) on the 2 floors. The flats with Reg. No. 0/14831, 0/14832 and 0/14833 have an area of 71sqm, 47sqm and 102sqm respectively, plus 7sqm, 8sqm and 8sqm covered verandas respectively. Each flat has a covered parking space.
- The properties fall within Town Planning Zone H2 (Residential).

### Location

<b>District</b>	Larnaca
<b>Municipality / Community</b>	Voroklini
<b>Location</b>	11 Georgiou Griva Digeni

### Property Characteristics

<b>Type of Property</b>	4 Shops & 7 Flats
<b>Land Area (sq.m.)</b>	-
<b>Building Area (sq.m.)</b>	Shops 55, 54, 105, 106 Flats 78, 88, 72, 95, 78, 55, 110

### Title Deed Details

<b>Reg. No.</b>	0/14821, 0/14822, 0/14823, 0/14824, 0/14827, 0/14828, 0/14829, 0/14830, 0/14831, 0/14832, 0/14833
<b>Share</b>	1/1
<b>Sheet / Plan Part</b>	41/17 0
<b>Plot No.</b>	ON 1710

### Town Planning Zone

<b>Town Planning Zone</b>	H2
<b>Max. Density</b>	90%
<b>Max. Coverage</b>	50%
<b>No. of Floors</b>	2
<b>Max. Height (m)</b>	8.30

Picture 1



Picture 2

