


# Shop in Kaimakli, Nicosia in Nicosia Municipality, Nicosia

## Nicosia Municipality, Nicosia Retail Store

Price

## €73,000

* Not Subject to VAT



# Description

The property is a retail store for sale in Kaimakli, Nicosia. The asset is 450m northwest of Omorfita’s Police station, 480m southwest of BATA roundabout and 530m northeast of Frederick University. It comprises of a 43sqm open plan, ground floor, retail area with a toilet and a 17sqm storage area on the mezzanine. The asset was constructed with good quality materials such as double-glazed windows, ceramic flooring and frameless showcase. It has a shared right of use of seven parking spaces on the ground floor. The immediate area of the property is mainly developed with mixed use buildings, with retail units on the ground floor and offices or apartments on the floors above. The asset falls within planning zone Eβ2 with building density coefficient of 180%, coverage coefficient 50%, in 8 floors and a maximum height of 31m.

## MAIN FEATURES:

**Internal area**
43m$^2$

**Bathrooms**
N/Z

**Covered Verandas**
N/A m$^2$

**Floor**
GF

**Parking Spaces**
N/A

**Furnished**
Yes

**Energy Class**
0



# Property Details

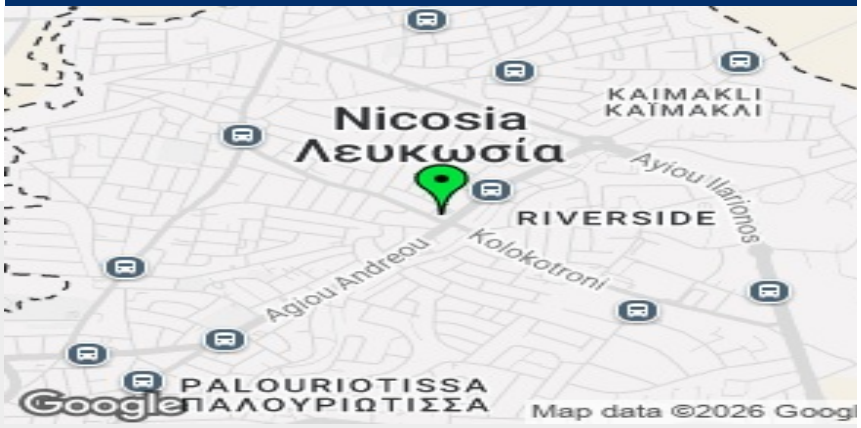
| | | | | |
|---|---|---|---|---|
| ✓ Air Conditioning | Fireplace | Guestroom | ✓ Storage room | Solar Heater |
| Alarm System | Barbeque Area | Basement | Shower | Photovoltaic System |
| Ensuite Toilet | Swimming Pool | Dining Room | Gym | Garden |
| Jacuzzi | ✓ Double Glaze Windows | Showroom | ✓ Kitchen | Near Beach |
| Central Heating | Roof Garden | Barbeque Area | Spa | Near Public Park |
| ✓ City View | Countryside | Raised Floor | | |





# Unlock Your Investment Potential

Location:





## Get In Touch


27, Diagorou Str. 4th Floor, 1097 Nicosia, Cyprus

delfiproperties.com.cy

info@delfiproperties.com.cy

80070008

+357 22 000093


## Disclaimer


Delfi Properties and Delfi Real Estate, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Delfi Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.