

## THREE STOREY SHOP FOR SALE IN ISKELE, NORTH CYPRUS

THREE STOREY SHOP FOR SALE IN ISKELE, NORTH CYPRUS We are pleased to present this shop for sale, located in Iskele, opposite Deniz Plaza and China Bazaar. Part of business centre with 8 shops, this unit consists of basement, ground floor, and mezzanine floor. The layout is well done for businesses that would like separate their front (ground floor) from their office (mezzanine floor), and also have space for storage (basement). Potential for renting out is high, since the region has a shortage of shops and offices. Neighbouring shops are renting out 2500-3000 GBP per month (early 2024). Layout: Basement 65 m<sup>2</sup> Ground floor 65 m<sup>2</sup> Mezzanine floor 30 m<sup>2</sup> (office + bathroom) Facilities: ☑ Open parking area in the front ☑ Open parking area in the back (private) ☑ Generator Total area is 160 m<sup>2</sup>, construction has finished (2024), and keys to the unit are ready to be handed over to its first owner. Flooring type and colour can be done according to your business needs. &nbsp; Businesses within 200 metre radius: Deniz Plaza (Stationary) China Bazaar (Chain Store) Pharmacy Cryptocurrency Real Estate Insurance Telsim GSM (operator) Businesses within 400 metre radius: Unimar (Chain Supermarket) Shoe Store Exchange centre Kıbrıs Vakıflar Bankası Ltd. (Bank) At least two restaurants Photography service Optician &nbsp;











