



DELFI
PROPERTIES

Investment Opportunity In Trypiotis, Nicosia

Nicosia Municipality, Nicosia, Cyprus Provinces

Retail Store

€325,000

* Not Subject to VAT

DP-CY14400/TA_1398

Description

This prime yield producing retail asset is located in a highly desirable commercial property location with excellent accessibility, visibility, and high foot traffic. The asset is currently used as a gym and benefits from a long-term rental agreement until 2036 with a current ROI of more than 4.3% and bi-annual increase of 10% which by the end of the rental period will return 6.33%. The retail unit spans to approximately 143 sq.m. with approximately 69 sq.m. mezzanine, and is situated on the ground floor of a 6-storey building. The property is located prevezis Street, just off Stasikratous street, in Trypiotis, Nicosia, approximately 350m south from Eleftheria square and 300m east from Old GSP Stadium. The property falls within Zone ???, with a building coefficient of 250%, coverage of 70%. There is a separate title deed for this property with an exclusive right of use for 2 covered and 2 uncovered parking spaces.

 Internal Area 143m²

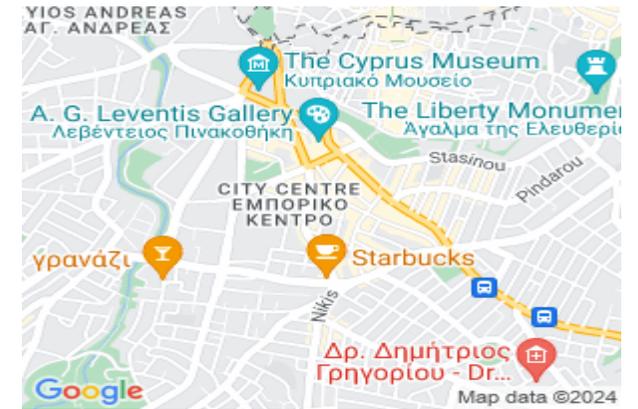
 Floor: N/A

 Bathrooms: 2

 Parking Spaces: 4

 Furnished: No

 Energy Class: C



Property Details

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

Disclaimer

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