



# Commercial Premises for sale Near University in Kalkanli

Kalkanli, Guzelyurt, North Cyprus

● Property Ref: 541

**£94,500**



76 m<sup>2</sup> to 892 m<sup>2</sup>



1 Bedroom



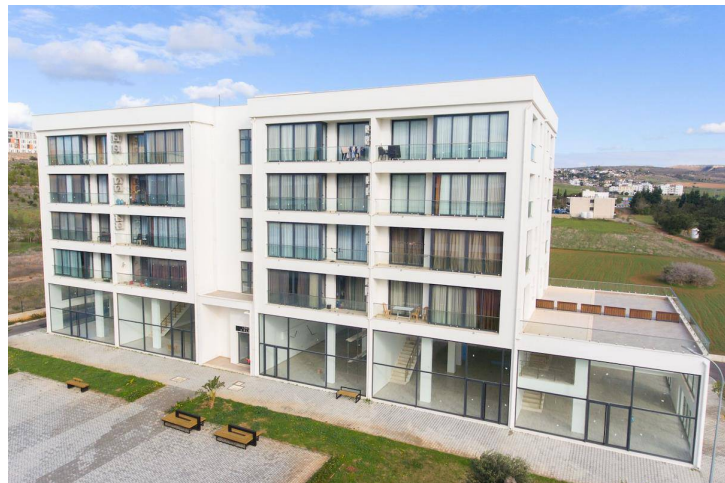
1 Bathroom



October 2022  
Completion

# Commercial Premises for sale Near University in Kalkanli

## Exterior Images





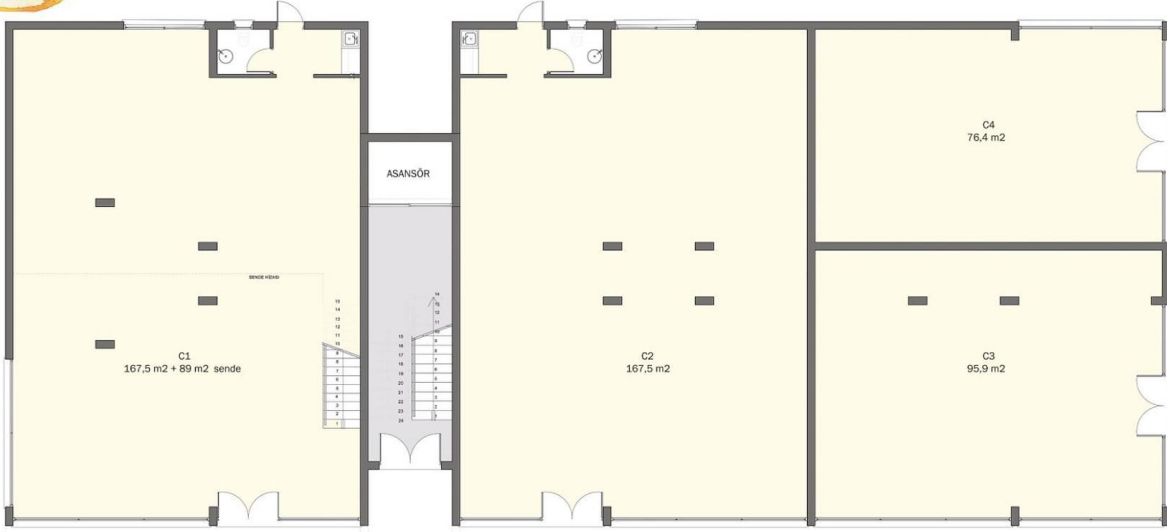
# Commercial Premises for sale Near University in Kalkanlı

## Floor Plan



## Mandarin

Dükkanlar/ Shops



ZEMİN KAT BASEMENT	(m <sup>2</sup> )	SENDE (m <sup>2</sup> ) MEZZANİNE (m <sup>2</sup> )	TOPLAM (m <sup>2</sup> ) TOTAL (m <sup>2</sup> )
Dükkan/ Shop C1	167,5 m <sup>2</sup>	89 m <sup>2</sup>	256,5 m <sup>2</sup>
Dükkan/ Shop C2	167,5 m <sup>2</sup>	YOK	167,5 m <sup>2</sup>
Dükkan/ Shop C3	95,9 m <sup>2</sup>	YOK	95,9 m <sup>2</sup>
Dükkan/ Shop C4	76,4 m <sup>2</sup>	YOK	76,4 m <sup>2</sup>



# Facilities



Lift



Parking



Shops

# Site Plan

Kalkanli, Guzelyurt, North Cyprus

## Mandarin



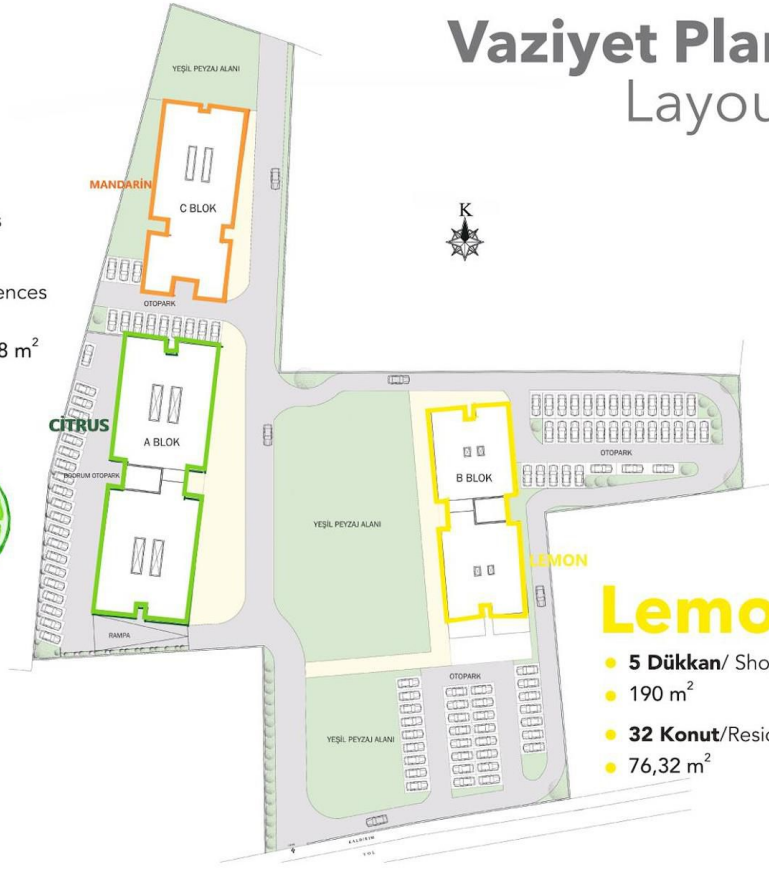
- 4 Dükkan/ Shops
- 76 m<sup>2</sup>-256 m<sup>2</sup>
- 24 Konut/ Residences
- 93 m<sup>2</sup>  
67,5 m<sup>2</sup> + Teras: 28 m<sup>2</sup>

## Citrus



- 3 Dükkan/ Shops
- 440 m<sup>2</sup>-890 m<sup>2</sup>
- 32 Konut/ Residences
- 114,5 m<sup>2</sup>

## Vaziyet Planı Layout Plan



## Lemon

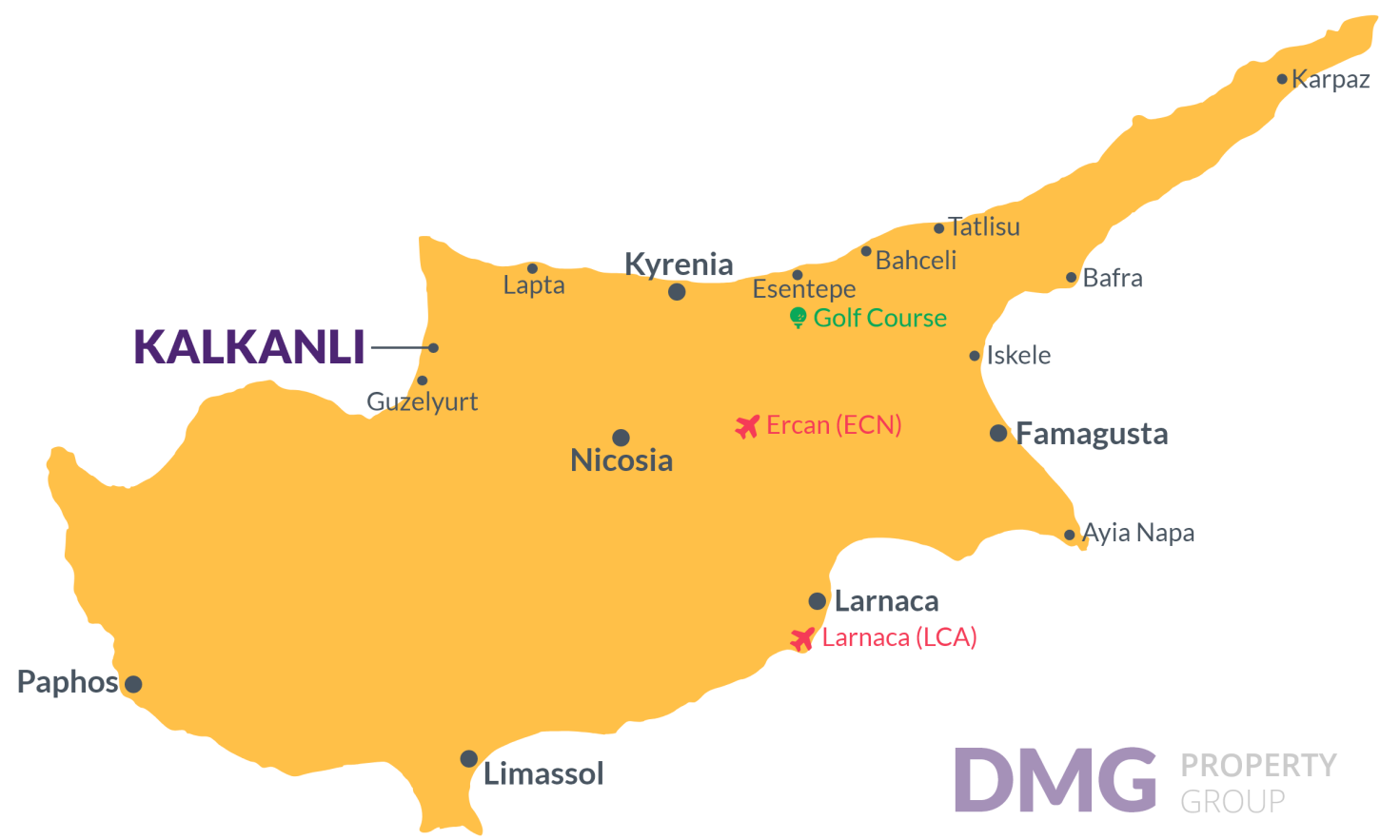


- 5 Dükkan/ Shops
- 190 m<sup>2</sup>
- 32 Konut/Residences
- 76,32 m<sup>2</sup>

# Project Location

This project is located in **Kalkanli** in the region of Guzelyurt. The area of Guzelyurt and surrounding villages are well known in North Cyprus for their green landscapes. This area is where the majority of the country's oranges and other citrus fruit are grown, in the spring as you enter the town you are hit by the scent of orange blossoms.

Once a year they hold a **Citrus Festival**, where you can go buy the local produce and get a taste of local Cypriot food and drink.



Pharmacy	3 mins	Aphrodite Beach Club	20 mins
Restaurants & Cafes	5 mins	Lefke European University	27 mins
Supermarket	8 mins	Nicosia Capital City	35 mins
Guzelyurt Town Center	10 mins	Ercan Airport	60 mins
Guzelyurt Hospital	12 mins		

# About the Project

This three-block project is located in the heart of Guzelyurt in North Cyprus, it's situated right next to the Middle Easter Technical University, one of the most prestigious universities in Turkey and North Cyprus.

Due to the increase in the number of students in this area, there is a constant demand for student housing and apartments.

Therefore the price of real estate in this area is gaining popularity and value with each day.

METU has been active in Guzelyurt for about 14 years and has been supporting the area with its student population of about 3200. The university's student capacity in its own dorm facilities is around 1600. The university students who are not in this narrow range are currently benefitting from the flats and other properties in the area.

This project is a great investment opportunity for anyone looking to earn a passive income. As the developer will also provide you with rental management for the units.

# Commercial Premises for sale Near University in Kalkanli

Construction Status

July 2023





# Lowest Price Unit For This Property Type

## Property Info

Type
1 Bedroom Commercial Property

No
4

Block
Mandarin

Floor
0

Interior
76.40 m <sup>2</sup>

Total Living Space
76.40 m <sup>2</sup>