



Commercial Premises for sale Near University in Kalkanli

גוזלירט, צפון קפריסין, Kalkanli

• רכוש רפ: 541

£94,500



76 m² - 892 m²



חדר שינה אחד



חדר רחצה 1



אוקטובר 2022
סיום

Commercial Premises for sale Near University in Kalkanli

תמונות חיצוניות



Commercial Premises for sale Near University in Kalkanli

תכנית קומה



Mandarin Dükkanlar/ Shops



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



תוכנית אתר

גוזלירט, צפון קפריסין, Kalkanli

Vaziyet Planı Layout Plan

Mandarin

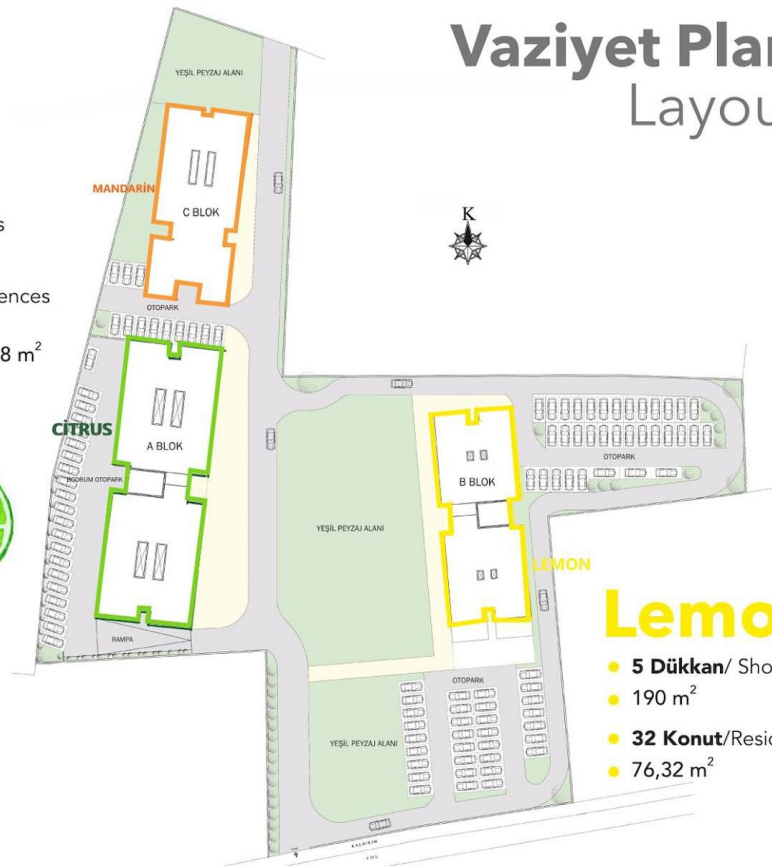


- 4 Dükkan/ Shops
- 76 m²-256 m²
- 24 Konut/ Residences
- 93 m²
67,5 m² + Teras: 28 m²

Citrus



- 3 Dükkan/ Shops
- 440 m²-890 m²
- 32 Konut/ Residences
- 114,5 m²



Lemon

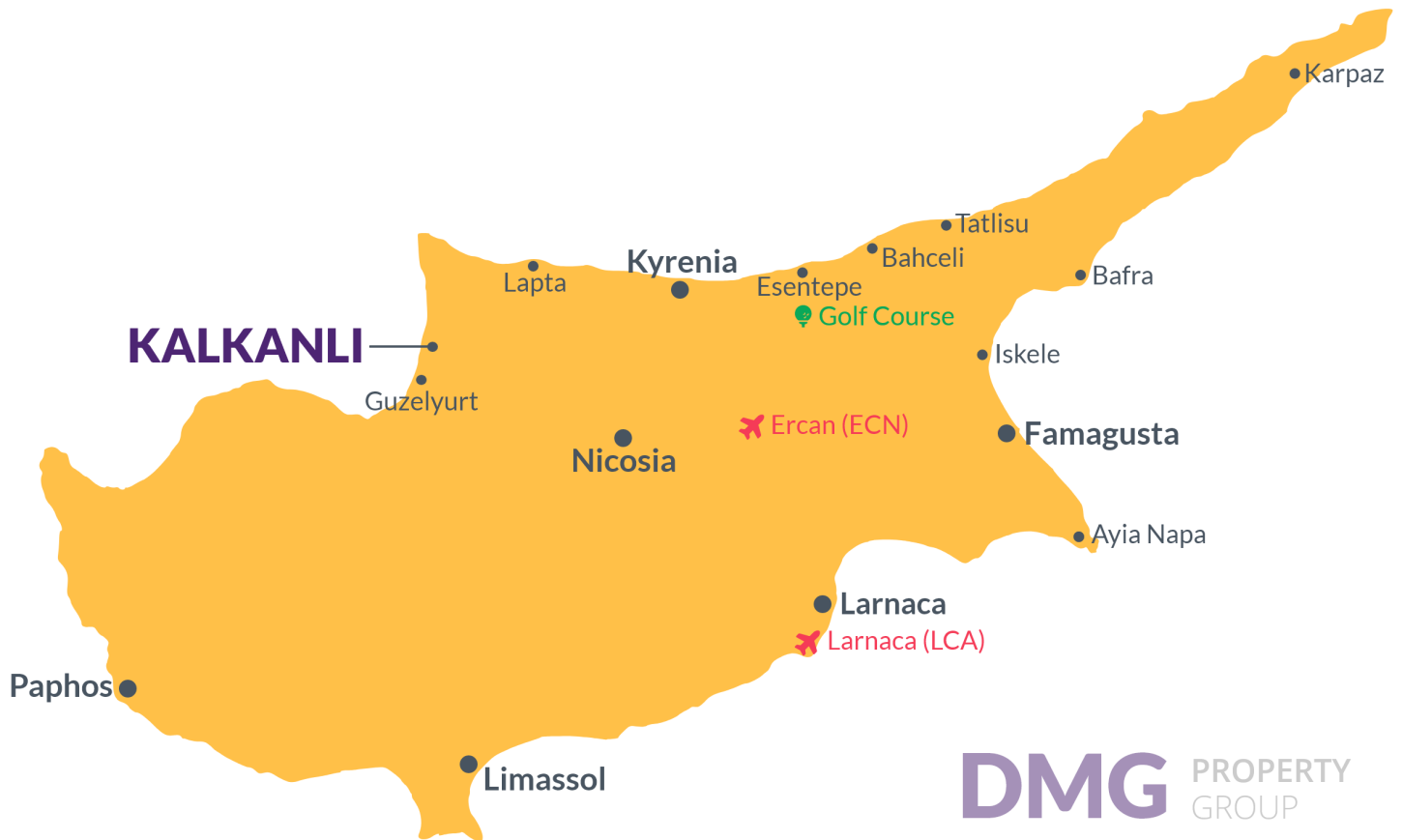


- 5 Dükkan/ Shops
- 190 m²
- 32 Konut/Residences
- 76,32 m²

מיקום הפרויקט

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.



| | | | |
|---------------------|---------|---------------------------|---------|
| בית מרקחת | 3 דקות | מועדון חוף אפרודיטה | 20 דקות |
| מסעדות ובתי קפה | 5 דקות | האוניברסיטה האירופית לפקה | 27 דקות |
| סופרמרקט | 8 דקות | עיר הבירה של ניקוסיה | 35 דקות |
| מרכז העיר גוזליורט | 10 דקות | נמל התעופה ארקן | 60 דקות |
| בית החולים גוזליורט | 12 דקות | | |

על הפרוייקט

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.

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מצב בנייה

יולי 2023



יחידת המחיר הנמוכה ביותר עבור סוג נכס זה

מידע על נכס

סוג

חדר שינה אחד רכוש מסחרי

לא

4

לחיסום

Mandarin

קומה

0

פנים

76.40 m²

Total Living Space

76.40 m²

