



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 140,000

#### Location

Pays:	Chypre
État/Région/Province:	Famagouste
Ville:	Famagouste
Soumis:	30/04/2021

#### Description:

Established shop premises for sale with large outdoor space, near the beach and Marina in Ayia Thekla - MBT103.

This retail outlet was previously operating as a shop, then beauty salon, it would also make a great office near the sea. There is a wall surrounding the building which is located on a corner plot with double gates to allow for private parking. Inside the open plan ground floor is spacious and bright with kitchen facilities and a wc with shower cubicle. A spiral staircase leads to the mezzanine floor which the current owners have closed in to make a 2nd full floor sized space.

The shop is located on a cul de sac, just 250m from the beach and 1km from the Ayia Napa Marina making it a great base for a business.

Call today to arrange to view.

#### AYIA THEKLA

Ayia Thekla is an emerging residential resort which lies just 6 km west of the cosmopolitan resort of Ayia Napa in Eastern Cyprus. Although residential, many of the properties for sale are popular for holiday rentals due to their close to the sea, quiet location and proximity to Ayia Napa. The church at Ayia Thekla is one of the most photographed spots in Eastern Cyprus as it overlooks a clear blue lagoon which is protected by a small island, making the water very calm. With the pale sands this is the first of



---

many beautiful beaches around the southern tip. The main commercial town of the area, Paralimni, is only 10km away and Larnaca International airport is 45km making it only a thirty minute drive.

## ABOUT THE FAMAGUSTA REGION

Whether you are planning to visit the Famagusta region of the Republic of Cyprus for the first time or you are already in love with the area, there is something here for everyone.

The area is not known as the ‘Jewel of the Eastern Mediterranean’ for nothing! From the stunning cliffs of Cavo Greko (the most Easterly point of Europe) to quaint inland villages, to the 44 (yes 44!) white sandy Blue Flag beaches, the area holds something for every palette. We have beautiful nature trails, water sports galore, amazing fresh cuisine, nightlife, one of the top waterparks in Europe, fishing harbours, a world class Marina and the list goes on and on! You are never far from anywhere in Famagusta, a maximum 15 minute drive to the nearest beach from even the most inland villages.

Thousands of expats of all nationalities have made Cyprus their home over the years due to the warm local welcome, fantastic climate and host of things to do. The bustling cities of Limassol, Larnaca and Nicosia are just over an hour away but here you can enjoy a more relaxed pace of life. Crime rates are amongst the lowest in Europe, English and Russian are widely spoken and there is always time for a chat, a coffee or a glass of wine in the sunshine. We look forward to introducing you to hidden gems of the area on your next visit.

## ISLAND HOMES ESTATE AGENTS

Island Homes have been working with both local and overseas buyers and sellers for over 20 years. We specialise in property sales in the Famagusta region with seaside properties from Protaras to Ayia Napa; major towns including Paralimni and Deryneia and also covering all of the beautiful ‘red soil villages’ including Xylofagou, Vrysoulles, Frenaros, Avgorou, Dasaki Achna and Sotira.

All of our team live locally and have worked together for many, many years. We are also all immigrants to Cyprus and property owners ourselves so can guarantee that we have lived through the same experiences as that of our clients. We have in-depth knowledge of the area, the facilities, the amenities and, of course, every one of the properties that we advertise for sale.

Prior to advertising we undertake a full due diligence on every home to ensure that we can fully inform our clients about the legal status of each house or apartment.

Our reputation is hugely important to us so, for a truly personal experience, contact us and we will work together to find your dream home!

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



---

## Commun

Salle de bains:	1
Pied carré fini:	2006 m <sup>2</sup>
Dimesions du lot:	265 m <sup>2</sup>

## Building details

Parking:	Oui
----------	-----

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/BOJJ-T727/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/BOJJ-T727/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
-----------------------	---

## Contact information

IMLIX ID:	2866
-----------	------

