

#183296

# Ground floor shop with a basement in Avgorou, Famagusta

€360,000









# Overview

## Specifications

Covered

 366 m<sup>2</sup>

Type

Shop

## Description

The property is a ground floor shop with a basement, located in Avgorou, Famagusta.

Explore this exceptional retail opportunity featuring an open-plan shop area on the ground floor, complemented by convenient access to a well-equipped basement. The basement includes two spacious storage rooms, an office, toilets, and parking for up to six cars, currently utilized for additional storage area.

Access is seamless via a staircase, lift, or external concrete ramp.

The asset is currently leased under a secure 4-year contract expiring in September 2028, the property benefits from a yearly rent increase of 2%, providing a reliable income stream for investors.

The property is situated in 'Pafitou' location, about 150m south of the center of the village and about 80m north of the village primary school and about 150m north of the connecting road of Avgorou-Ormideia.

The property falls within Zone Ka6, with a building coefficient of 90%, coverage of 50%, and permission for 2 floors (10m) of construction.



# Additional information

## Contact us



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