

Property Code:	A10068	Type:	Sale - House/Villa
Location:	Famagusta - Derynia	Internal Area:	1950 m ²
Status:	Resale		

Description:

Premier investment opportunity in Derynia

A rare and lucrative investment opportunity in Deryneia, Cyprus: a substantial commercial building spanning 1,950 square meters, perfectly suited for a high-yield hospitality business or a large-scale residential conversion. This property is available for a price of €3,500,000, representing an exceptional value in the current market.

A Foundational Asset for Capital Appreciation:

This property's investment value is rooted in its large scale and prime location in the Famagusta district, which saw a significant 11% year-on-year increase in residential property prices in 2024. The building comprises two upper floors and a vast basement, each measuring 650 square meters. The additional 650 square meter rooftop offers significant development potential for a pool, a rooftop lounge, or a new floor, providing an immediate pathway to increasing the property's overall value and future resale price.

High-Yield Potential from Day One:

Currently configured as a guesthouse with 22 distinct rooms and extensive communal areas, this property is a ready-to-operate asset. The new owner can immediately capitalize on the strong rental market in the Paralimni district, which sees high demand from tourists and long-term residents. The property's layout allows for various profitable business models, from a boutique hotel to a wellness retreat or a specialized care facility. The included amenities and infrastructure make it a low-cost entry into a thriving sector.

Strategic Location for Long-Term Growth:

The Deryneia and greater Famagusta region is a cornerstone of Cyprus's tourism industry, with the municipality of Paralimni-Deryneia expecting a 6% increase in tourist arrivals this year. The area is positioned to benefit from this growth, offering both a stable income stream from rentals and strong potential for capital appreciation over time. The stunning panoramic views from the rooftop further enhance its desirability and market value.

This is an excellent chance to acquire a unique, high-potential asset in one of Cyprus's most promising markets. For a detailed prospectus or to arrange a private viewing, please contact us.



