

<b>Property Code:</b>	A10067	<b>Type:</b>	Long-term rent - House/Villa
<b>Location:</b>	Famagusta - Derynia	<b>Internal Area:</b>	1950 m <sup>2</sup>
<b>VAT:</b>	Monthly		

**Description:**

## Premier investment opportunity in Derynia

Presenting a premier investment opportunity in the peaceful Deryneia area, part of the dynamic Paralimni district: a magnificent 1,950 square meter property now available for long-term lease. Strategically located in a quiet and accessible area, this exceptional building is an ideal asset for an investor or operator looking to establish a high-yield hospitality business that benefits from the area’s thriving tourism.

**Unmatched Scale and Versatility:**

This property’s core value lies in its sheer size and flexible layout. With two floors of 650 square meters each and a massive 650 square meter basement, it provides an incredible amount of space for a variety of commercial ventures. The additional 650 square meter rooftop offers a blank canvas for development, with a covered area perfect for a bar, restaurant, or rooftop garden, providing a significant potential for additional revenue streams.

**Turnkey Hospitality Solution:**

The property is configured with 22 distinct rooms and a well-defined floor plan, including a professional reception area, multiple lounges, and various dining spaces. This existing infrastructure makes it a turnkey solution for a guesthouse or small hotel, allowing a new operator to begin generating income almost immediately. Alternatively, the layout is highly adaptable for a wellness center, a corporate retreat, or a large-scale student housing facility.

**Prime Location and Market Potential:**

Deryneia’s proximity to the popular tourist centers of Paralimni, Protaras, and Ayia Napa ensures a strong, consistent demand for accommodation. A professional operator can tap into this market, promising a strong return on investment. The property’s existing amenities and stunning panoramic views from the rooftop will be key selling points for future clients.

This is more than a rental; it is a strategic business opportunity. Take advantage of a ready-to-operate commercial space with the potential to maximize your returns in one of Cyprus’s most dynamic real estate markets.

To schedule a viewing and discuss this unique investment, please contact us.



