

<b>Property Code:</b>	A11746	<b>Type:</b>	Sale - Building
<b>Location:</b>	Famagusta - Ayia Napa	<b>Internal Area:</b>	532 m <sup>2</sup>
<b>Plot Area:</b>	745 m <sup>2</sup>	<b>Year of construction:</b>	1984

**Property features:**

Air Conditioning	Land Title	Sea View	Semi-Detached
Share of Land	Storage		

**Description:**

## Investment Building for Sale in Ayia Napa

Exceptional investment opportunity in the heart of Ayia Napa, one of Cyprus's most popular tourist destinations.

This mixed-use building is ideally located within walking distance of all amenities, services, shops, restaurants, and entertainment venues, while being just **500 meters from the sea**.

The property comprises:

**Ground Floor:** Bar - Restaurant with excellent commercial potential.

**Residential Units (6 Apartments):**

- 1 Studio Apartment
- 1 Two-Bedroom Apartment
- 4 One-Bedroom Apartments

**Property Details:**

Total Covered Area: **532 m<sup>2</sup>**

Land Area: **745 m<sup>2</sup>**

Prime central location in Ayia Napa

Walking distance to all amenities and services

Only 500 meters from the beach

Excellent investment opportunity with potential for rental income from both commercial and residential units

Whether for long-term investment, hospitality use, or redevelopment potential, this property offers a rare opportunity to acquire a well-positioned mixed-use building in a high-demand area of Ayia Napa.

**Price:** Upon Request

For further information or to arrange a viewing, please contact us.

**INVESTMENT BUILDING FOR SALE IN THE  
HEART OF AYIA NAPA**

€ 1 800 000



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