

Property Code:	A9525	Type:	Sale - Commercial
Location:	Famagusta - Ayia Napa	Plot Area:	1472 m²
Year of construction:	1980		

Property features:

Communal Pool Title Deeds

Description:

Hotel in Ayia Napa For Sale

Nestled in the vibrant heart of Ayia Napa, one of Cyprus’s premier tourist hotspots, lies this well-established Hotel Apartment complex. Featuring a clean white façade surrounding an inviting central pool courtyard, this property presents a rare investment opportunity. It includes 23 versatile units – a desirable mix of studios, one-bedroom apartments, and spacious duplexes, catering to a diverse range of guests.

The apartments come furnished, featuring tiled floors for easy maintenance, practical kitchenettes equipped for self-catering convenience (as seen in photos), and modern, well-appointed bathrooms, typically including walk-in showers. Many units also benefit from private balconies overlooking the central area or surroundings.

The complex is designed for guest enjoyment and relaxation, centred around a sparkling swimming pool with a surrounding sun terrace, perfect for soaking up the Mediterranean sunshine. Complementing the pool area are amenities including a welcoming pool bar, an on-site restaurant, and a dedicated reception area. Convenience is further enhanced by ample private parking exclusively for guests.

What truly sets this property apart is its outstanding potential for future development. The current structure allows for the addition of another floor, enabling a significant increase in room count and revenue. Furthermore, the sale includes valuable adjacent land, opening doors for further expansion, new facilities, or enhanced landscaping (subject to relevant planning permissions).

Offered as a turnkey operation at €3 million, this well-maintained Ayia Napa hotel apartment complex represents a strategic investment in a prime location. It boasts both immediate income generation from its existing setup, reportedly providing a strong 10% Return on Investment (ROI), and substantial long-term growth prospects through potential expansion.

23 Units
Reception
Island bar ,
Pool bar

Restaurant

Fully renovated in 2012.



