

|                             |                                  |                              |                    |
|-----------------------------|----------------------------------|------------------------------|--------------------|
| <b>Property Code:</b>       | 1785                             | <b>Type:</b>                 | Sale - Building    |
| <b>Location:</b>            | Limassol - POTAMOS<br>GERMASOGIA | <b>Internal Area:</b>        | 616 m <sup>2</sup> |
| <b>Number of floors:</b>    | 4                                | <b>Year of construction:</b> | 2018               |
| <b>Distance to the sea:</b> | 100 m                            | <b>Distance to airport:</b>  | 60 km              |
| <b>Status:</b>              | New                              | <b>VAT:</b>                  | No VAT             |

**Description:****BUILDING FOR SALE IN TOURIST AREA**

Being a hotel in its core the project provides within it a hotel apartment permit to apply as a business venture to attract the numerous tourists that visit Limassol every year.

The building consists of 7 apartments: 3 one bedroom apartments of 59 m<sup>2</sup> each, 3 two bedroom apartments of 95 m<sup>2</sup> each and one 3 bedroom penthouse of 154 m<sup>2</sup>.

Taking into note that Cyprus allows for six month summer season the investment return rate that can be achieved each year will be considerably high.

Being located in a hot spot holiday location, the project provides easy access to a variety of lavish options.  5-star hotels (gym, spa, etc.)  Sea front locations  Shops  Restaurants  Bars, Clubs  And much more to explore...

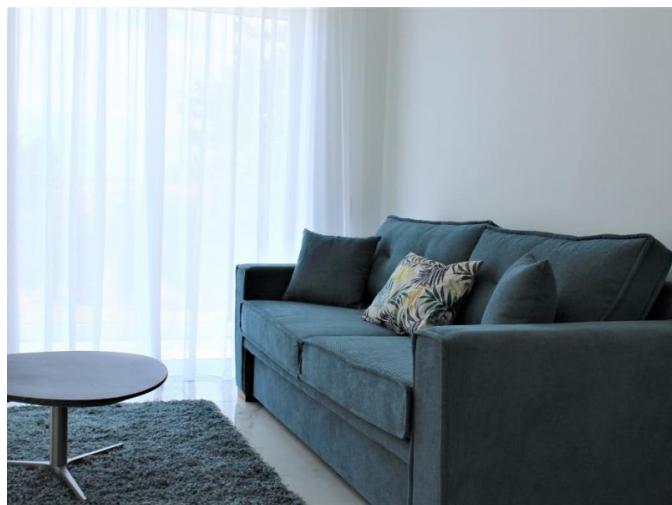
As a whole this project can become a great source of profit based on three unique choices:  Re-sale  Short term rentals  Long term

Re-sale: By acquiring the building re-enforced and in a tip top condition the option to re-sell becomes a valid way to gain future profits instantly. Be it by separate apartments or the project as whole, you can feel assured of a healthy return!

Short term rentals: The project comes hand in hand with a Hotel apartments permit! So for those that feel committed to the service of others the option of renting the flats for short periods of time might seem like the way forward. Estimated rental income: 6% per annum

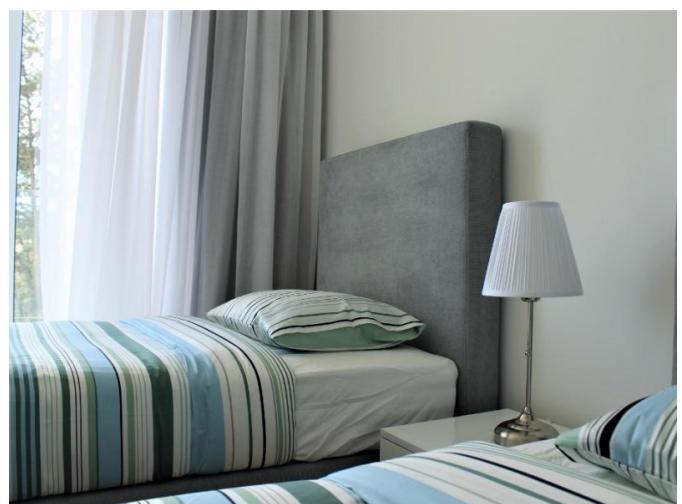
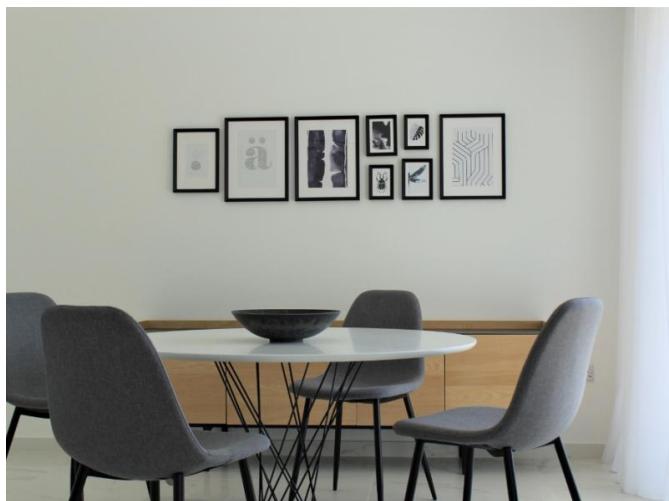
Long term: On the other hand if long term suits your preferred work type the annual projected income begins at: €50,000

This project allows those seeking citizenship to also invest in a profitable venture!



# BUILDING FOR SALE IN TOURIST AREA

3 500 000 €



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