



PR32780

Picturesque Hotel Opportunity

in the Village of Kalopanagiotis, Nicosia

Ideal Hotel investment in a scenic village community!

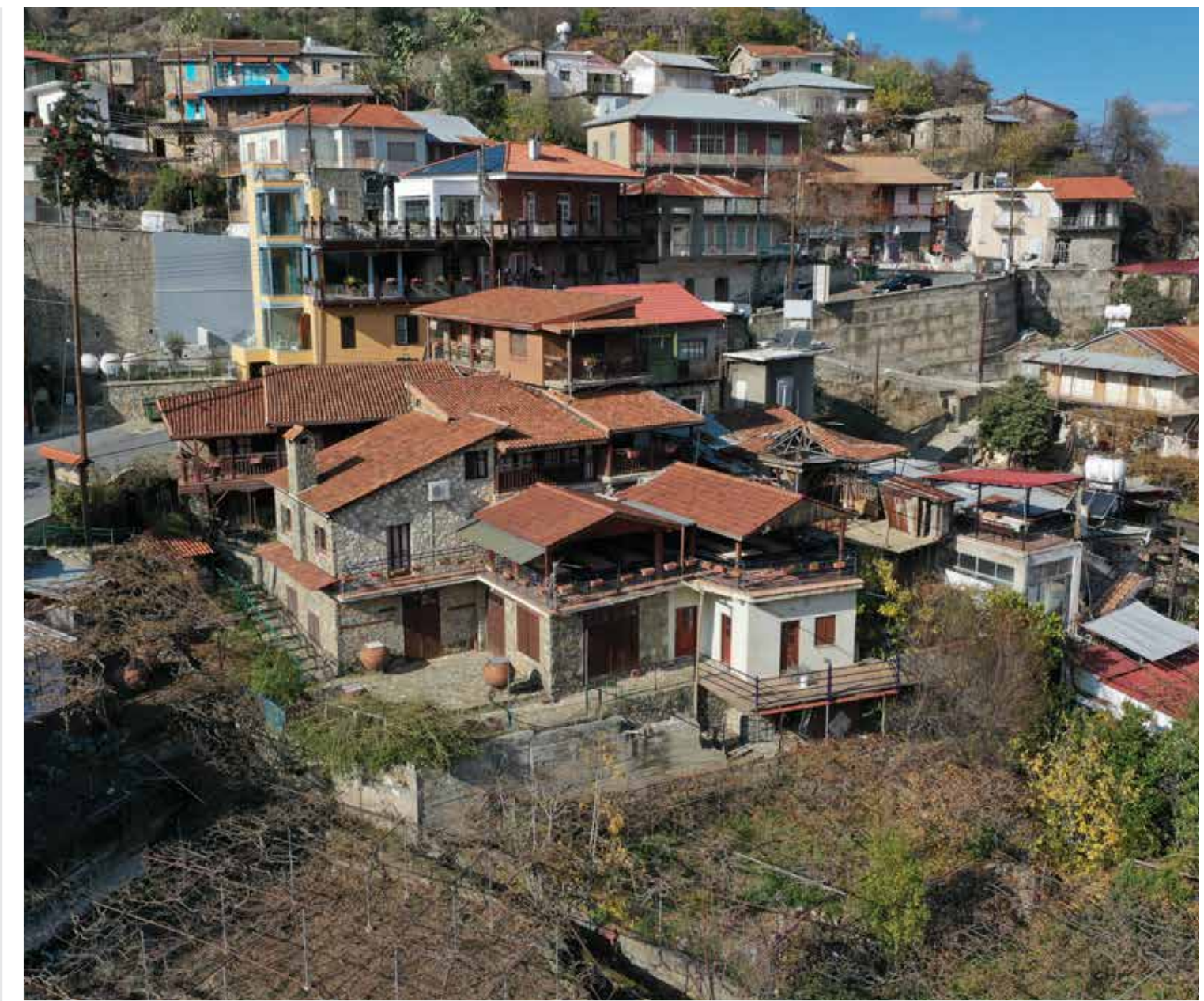
A cozy traditional hotel in a beautiful and tranquil setting in the village of Kalopanagiotis in Nicosia. It is located at a distance of 250 meters south of the village center and 200 meters southwest of the scenic Agiou Ioanni Lampadisti Church.

The property is situated within a beautiful and natural environment, with unobstructed mountain views, whilst also enjoying easy access to the surrounding communities as well as the capital.

The hotel comprises of 12 rooms and has been constructed with traditional architecture and materials. **The communal areas include a reception and communal living area, a breakfast and dining area, as well as verandas and patios.** The hotel also has the required ancillary areas such as an office space, kitchen, restrooms, storage areas and plant and machinery rooms.

The area of the internal spaces is approximately **690m²** and the covered verandas are approximately **120m²**.

The property is considered an ideal choice for investing in a small hotel with an emphasis on agrotourism or short city breaks.



ASKING PRICE
€680.000

KEY FEATURES
12 ROOMS
with shower/WC or bathroom
RECEPTION/LIVING ROOM
BREAKFAST/DINING AREA
ANCILLARY AREAS

**SATELLITE VIEW OF
KALOPANAGIOTIS**

**CASALE
PANAGIOTIS
HOTEL**

**COMMUNITY
CENTRE**

**AGIOU IOANNI
LAMPADISTI
CHURCH**

**PROPERTY
FOR SALE**

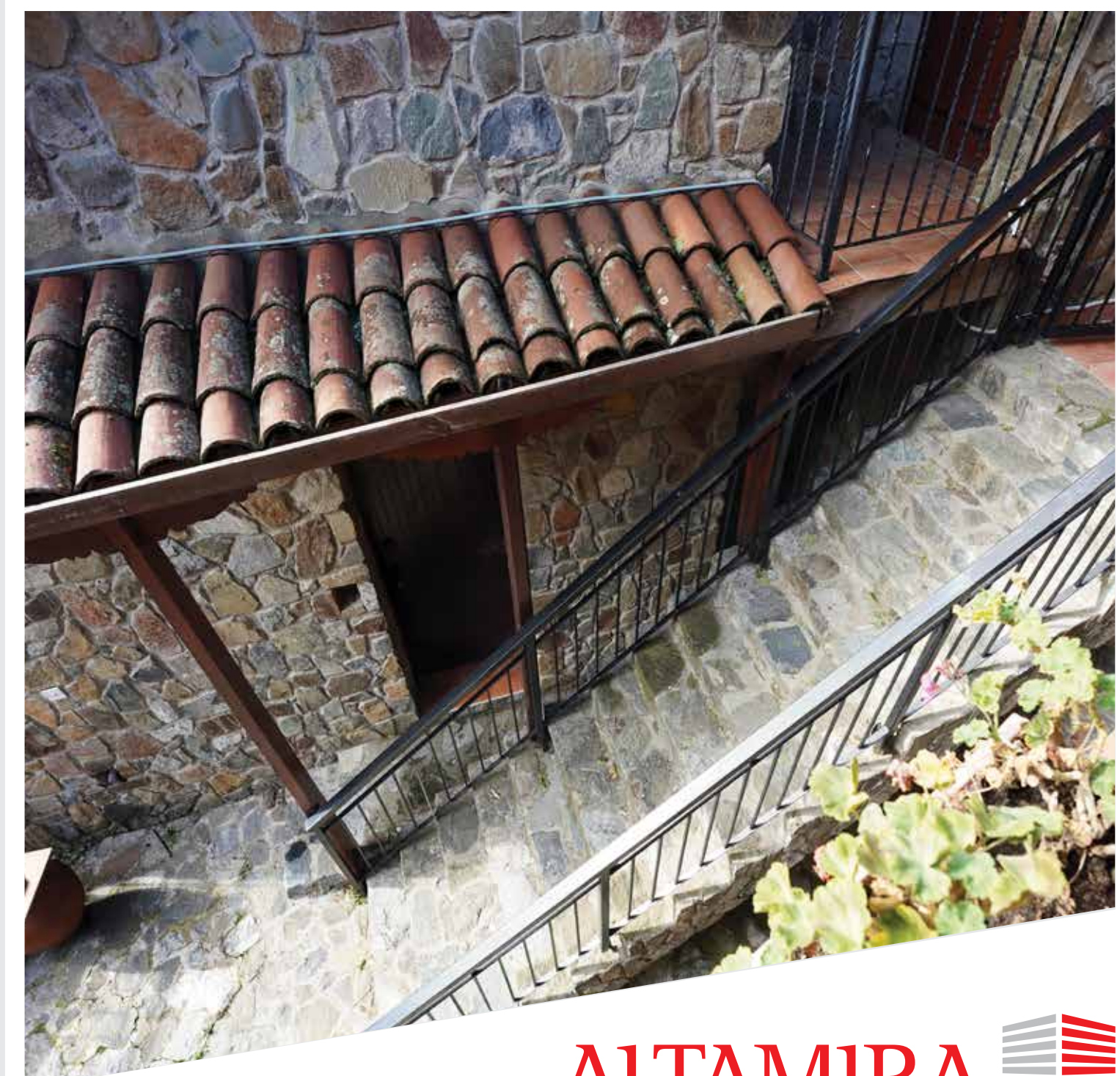


CADASTRAL DETAILS

District	Nicosia
Community	Kalopanagiotis
Quarter	-
Registration Number	0/26607
Property Type	Hotel
Sheet / Plan	37/1424V07
Parcel Number	1173
Block	1
Share	1/1
Area	727m ²

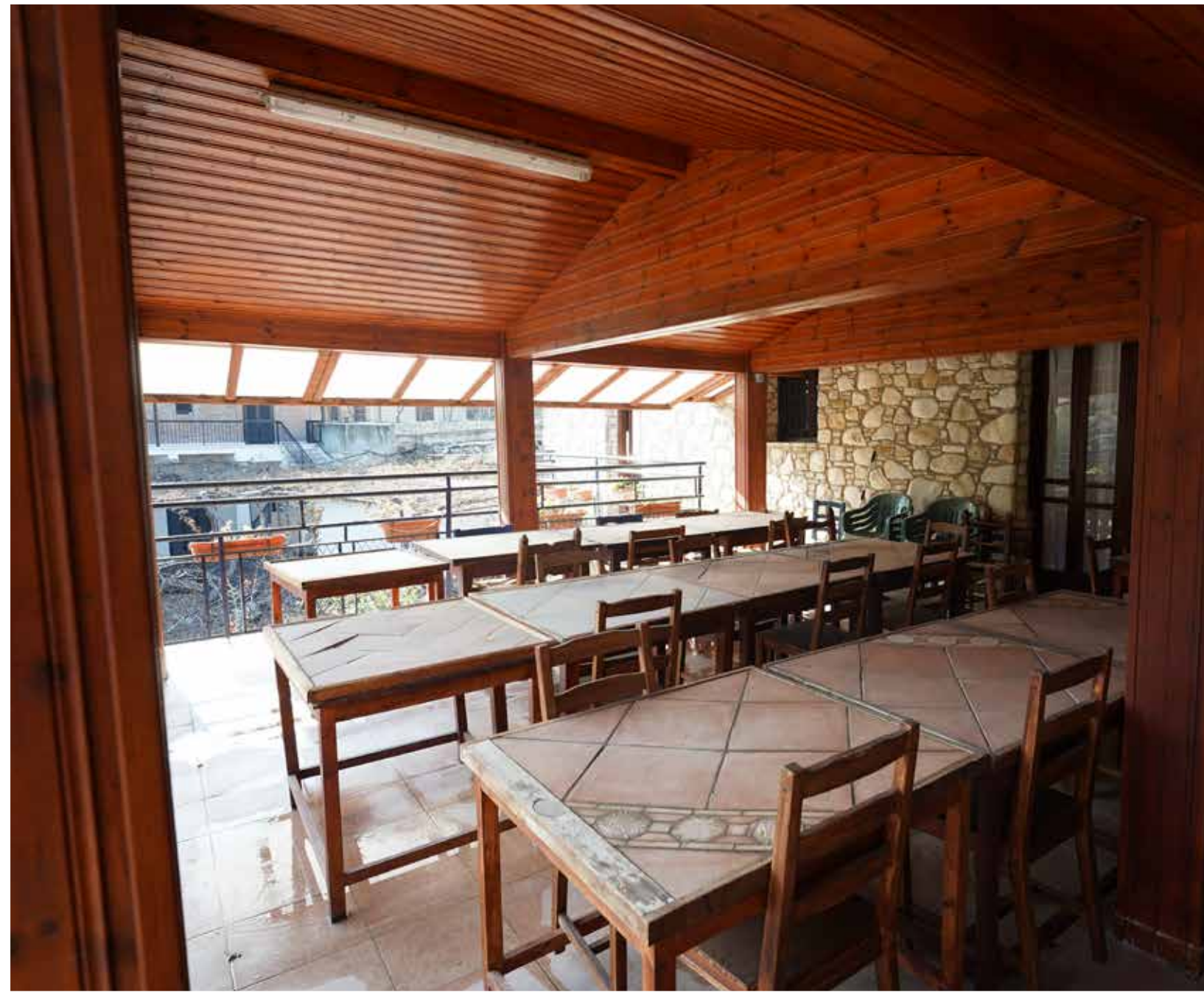
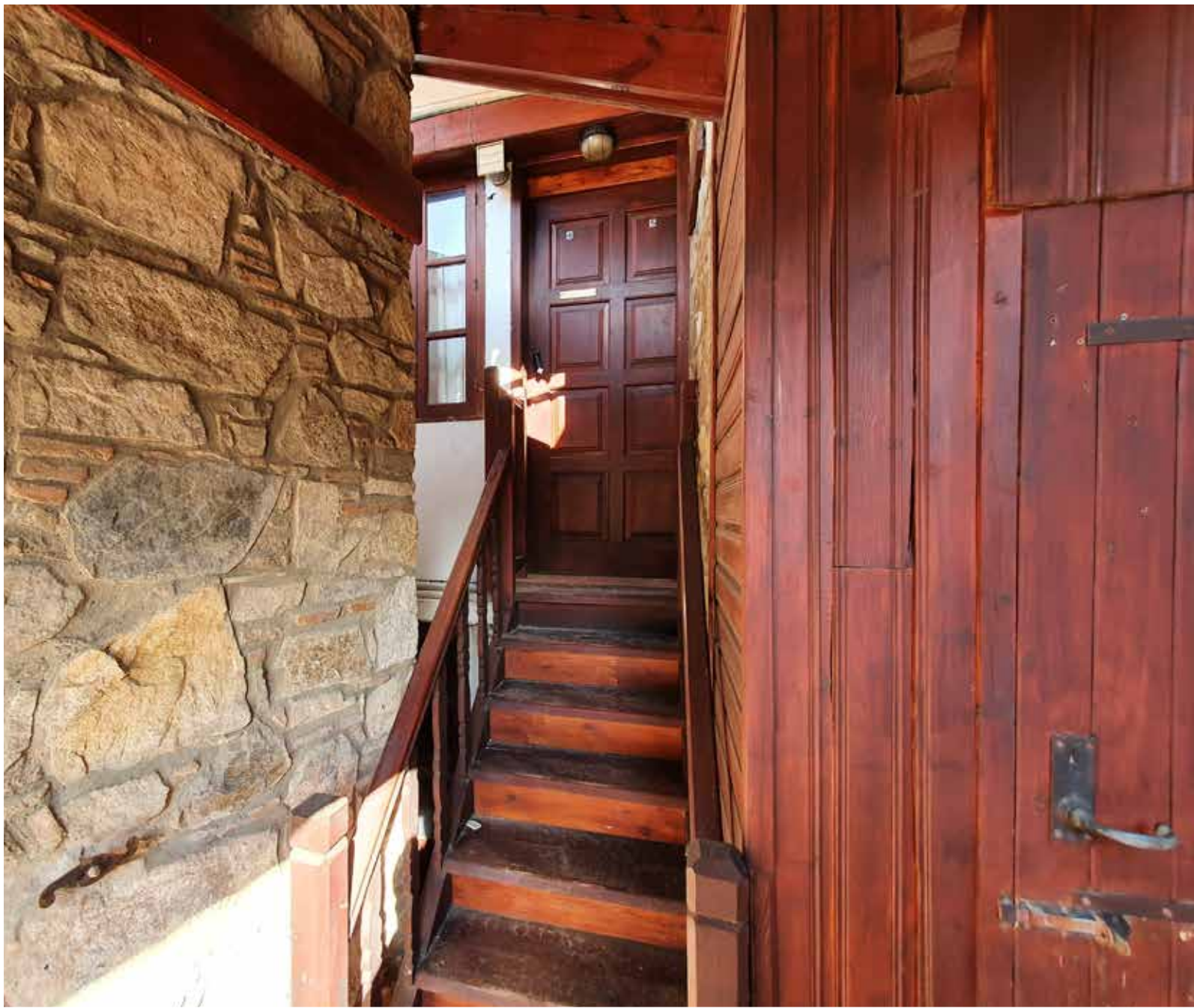
PLANNING ZONE DETAILS

Planning Zone	H1
Building Density	120%
Coverage Coefficient	70%
Maximum Floors	3 floors
Maximum Floors	11.40m









Title Deed & Satellite View

Επαρχία :	1 ΛΕΥΚΩΣΙΑ	Αριθμός Εγγραφής	0/26607
Δήμος/Κοινότητα :	424 ΚΑΛΟΓΙΑΝΑΓΙΩΤΗΣ	Αναφορά Κτηματοζού Σχεδίου	
Ενορία :	00	Φύλλο :	37
Τοποθεσία :	ΜΕΣΑ ΣΤΟ ΧΩΡΙΟ	Σχέδιο :	1424V07
Διεύθυνση :		Τμήμα :	1
Εκταση :	Δεκάτια : 0 Τετρ. Μέτρα : 727	Τεμάχιο :	1773
Σύνορα :	Όπως φαίνονται στο επίσημο κτηματοζικό σχέδιο	Κλίμακα :	1:1250

ΣΤΟΙΧΕΙΑ ΙΔΙΟΚΤΗΤΗ ΚΑΙ ΣΥΜΦΕΡΟΝ		
Διακριτικός Αριθμός	Όνομα και Διεύθυνση	Μερίδιο
355989/3/21	CCSRE REAL ESTATE COMPANY LIMITED ΓΡΗΓΟΡΗ ΑΥΞΕΝΤΙΟΥ 8 , 1096, ΤΡΥΠΙΩΤΗΣ, ΛΕΥΚΩΣΙΑ	ΟΛΟ

Ημερομηνία Εγγραφής : 22/10/2020 Αριθμός φακέλου : 1/Π/3326/2020

ΠΕΡΙΓΡΑΦΗ ΑΚΙΝΗΤΗΣ ΙΔΙΟΚΤΗΣΙΑΣ

ΤΟΠΟΣ
ΔΙΩΡΟΦΗ ΚΑΤΟΙΚΙΑ
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ΙΣΟΓΕΙΑ ΚΑΤΟΙΚΙΑ
ΑΥΛΗ

Αξία Γεν. Εκτίμησης 01/01/2013: €47.000,00 01/01/2018: €40.300,00

ΣΗΜΕΙΩΣΕΙΣ

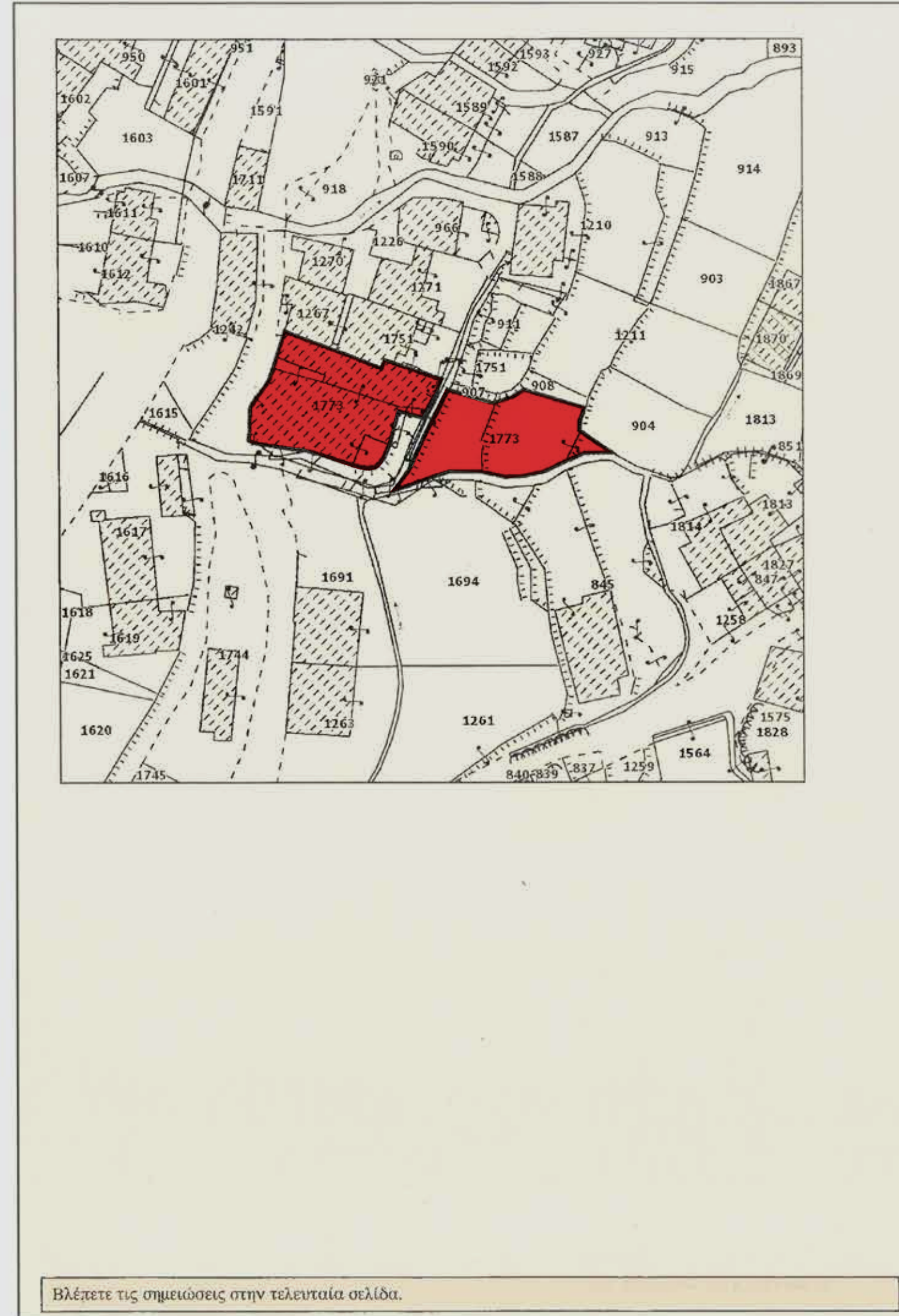
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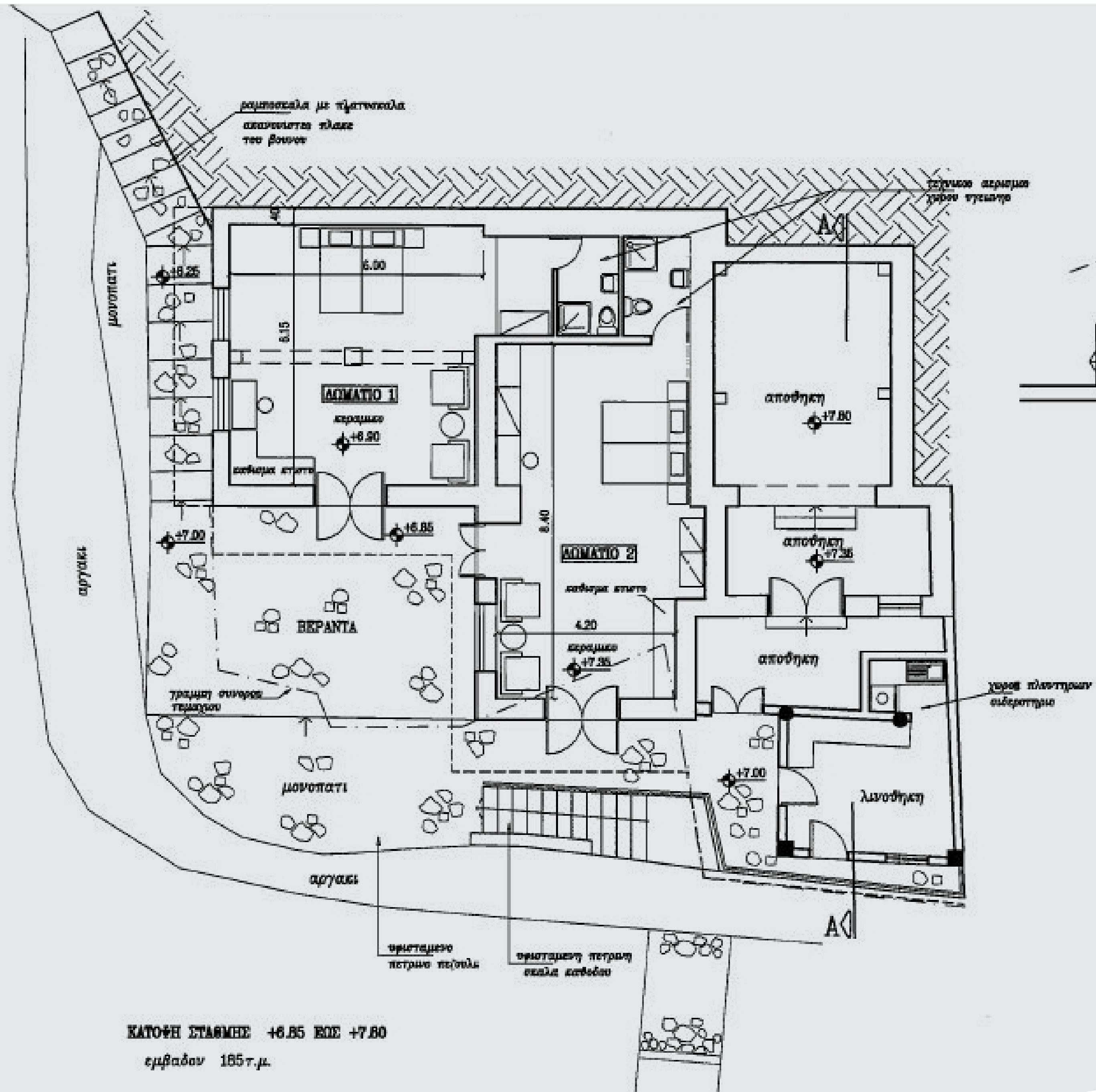
ΔΙΚΑΙΩΜΑΤΑ / ΔΟΥΛΕΙΕΣ



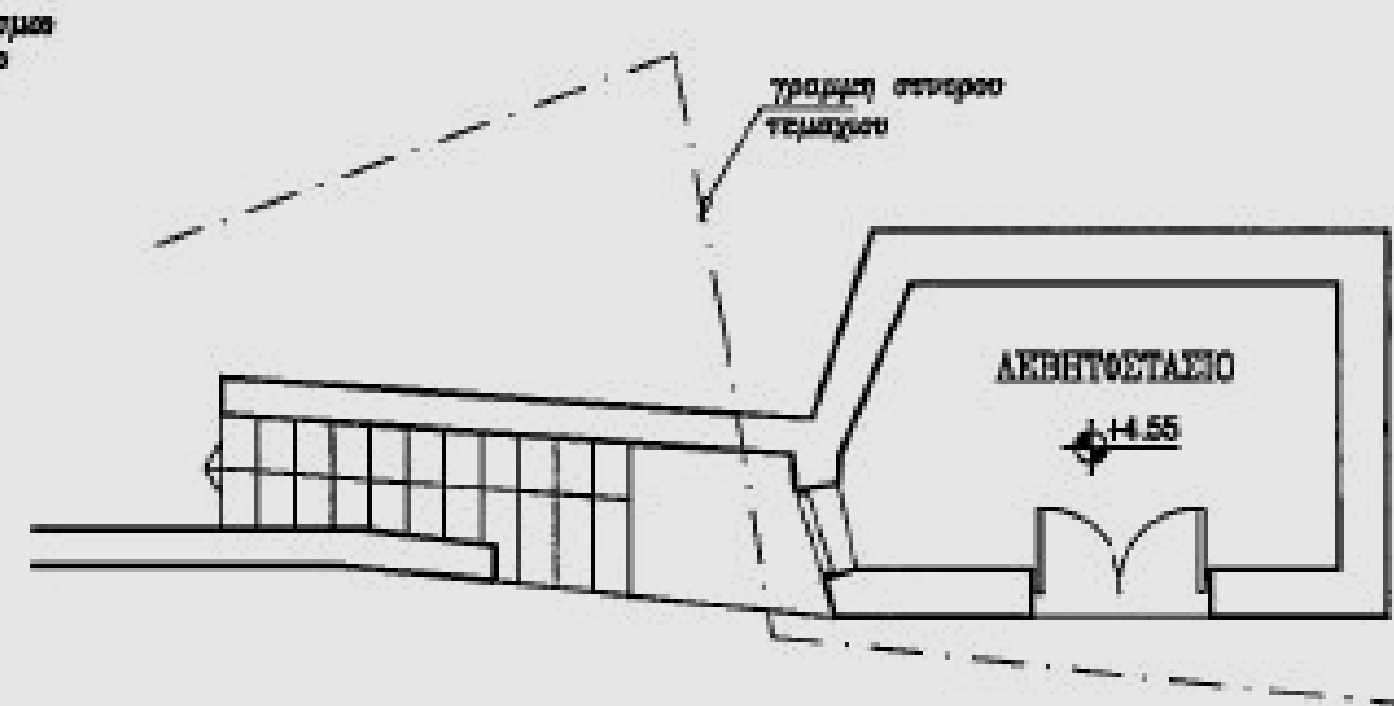
22/10/2020

Ημερομηνία Έκδοσης: 22/10/2020 Για Διευθύντη Τμήματος Κτηματοζογίου και Χωρομετρίας.



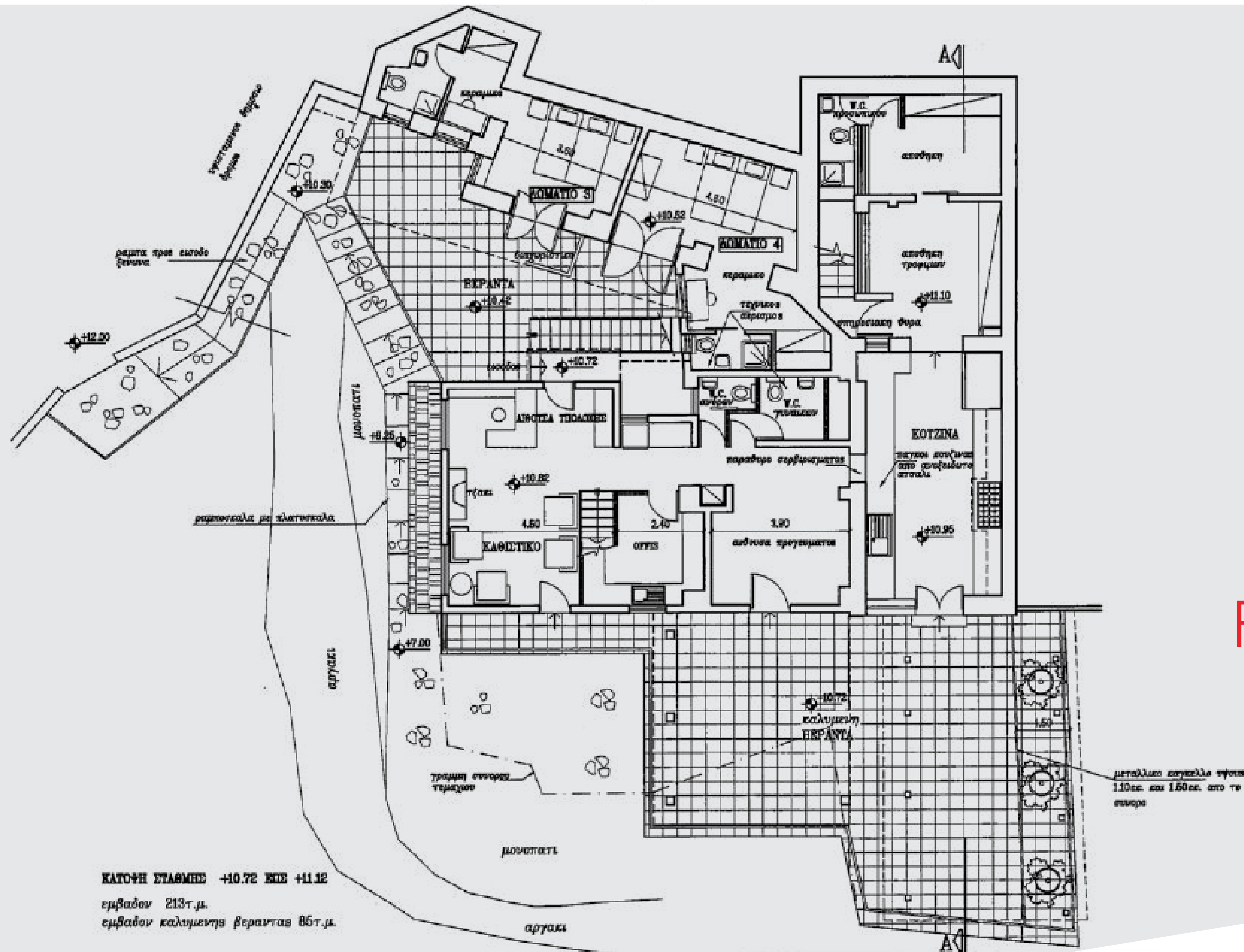


ΚΑΤΩΗ ΣΤΑΘΜΗ +6.85 ΕΩΣ +7.80
εμβαδόν 165τ.μ.



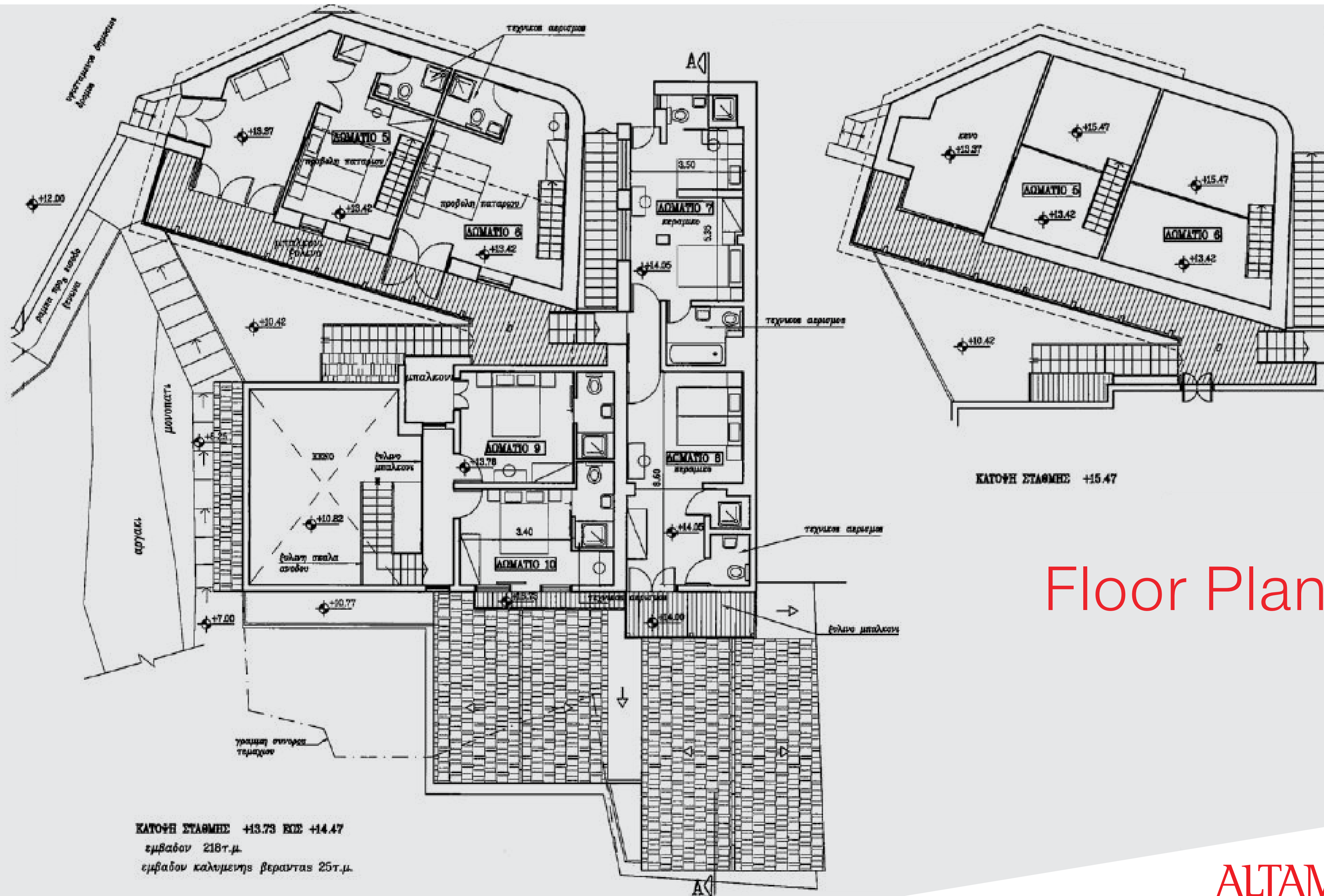
ΚΑΤΩΗ ΣΤΑΘΜΗ +4.55
ΚΑΤΩΗ ΣΤΑΘΜΗ +4.55
εμβαδόν 20τ.μ.

Floor Plans

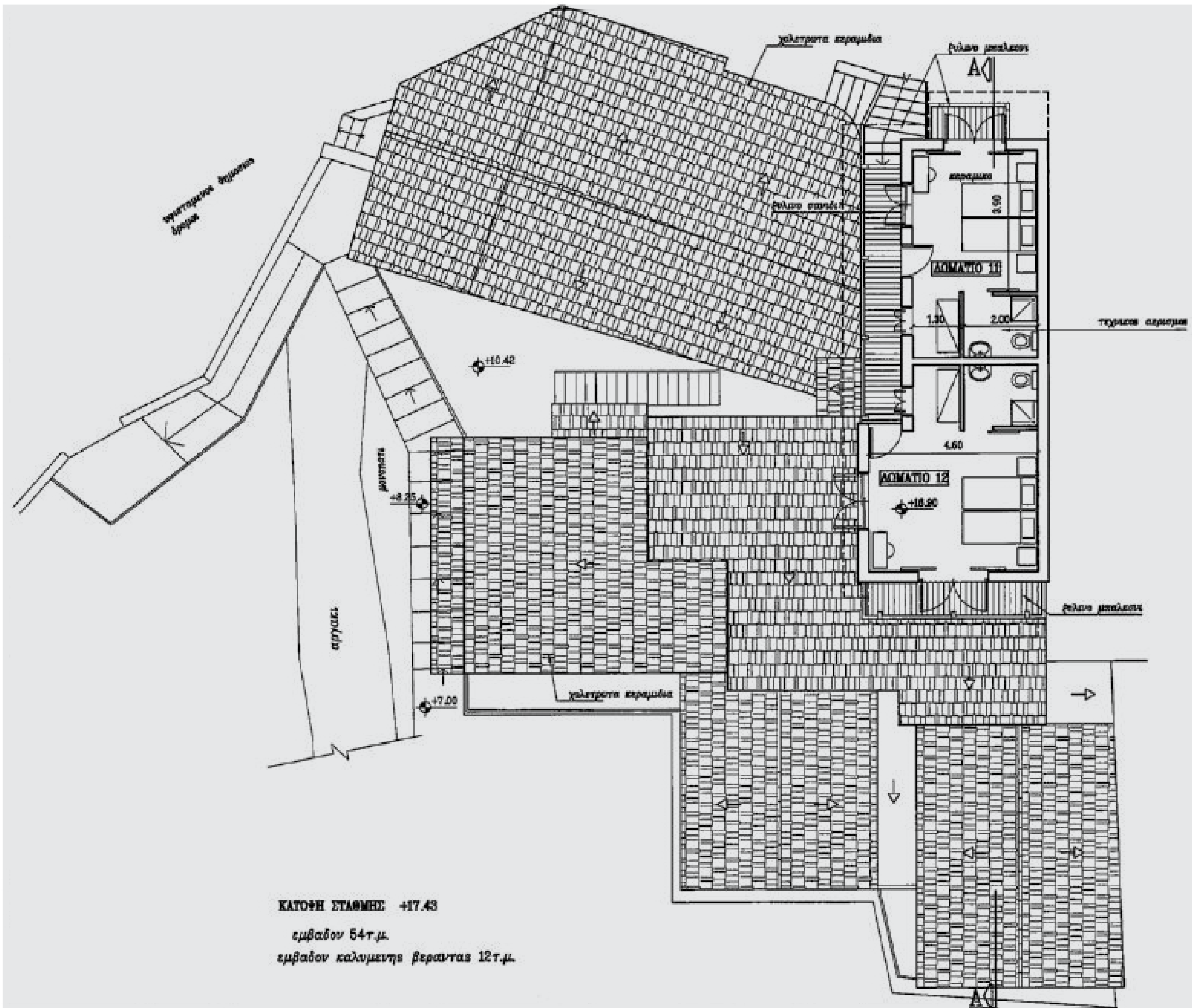


Floor Plans

ΚΑΤΟΨΗ ΣΤΑΘΜΗΣ +10.72 ΕΩΣ +11.12
 εμβαδόν 213τ.μ.
 εμβαδόν καλυμμένης βεράντας 85τ.μ.



Floor Plans



ΚΑΤΟΜΗ ΣΤΑΘΜΗΣ: +17.43
 εμβαδόν 54τ.μ.
 εμβαδόν καλυμμένη βεράντα 12τ.μ.

Floor Plans

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Altamira Asset Management (Cyprus) Ltd

1 Megalou Alexandrou, Latsia 2235, Nicosia. T +357 22 696500
realestate@cy.altamiraam.com

CYPRUSWIDE
8000 8200

www.altamirarealestate.com.cy

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