



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 380,602.55

### Location

Pays:	Chypre
État/Région/Province:	Famagouste
Ville:	Famagouste
Soumis:	27/01/2021

### Description:

Unique Residential/Commercial Property with Title Deeds in Prime Protaras location - PRO133.

Located in an enviable spot in the resort of Protaras these premises are currently used as an office/holiday home. There is a licence in place for a Cafe/Restaurant/Snackbar. Available for sale with Title Deeds the current covered area is 101m2, with a 275m2 plot plus an additional 40m2 for parking.

Due to the central, sea view location, these premises would attract an excellent rental income for any type of business.

The shop/office premises includes a large display window, internal offices, separated internally by walls with glass and a separate kitchen and wc.

A separate entrance to the rear leads into the 3 bedroom residential dwelling which has a large dining/living area, 3 bathrooms and a huge sea view roof garden, perfect for entertaining. There is also a private patio with bbq area and ample private patio space.

Viewings by appointment.

### PROTARAS

Protaras is arguably the most popular family holiday resort in Cyprus. Situated on the famous Fig Tree



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Bay Protaras offers the most beautiful beaches in southern Cyprus. During the summer months the resort comes to life with an abundance of delicious restaurants, lively bars, top quality entertainment and shops selling local artisan products, perfect for families and couples alike. Down on the beach there are a variety of water sports in the crystal-clear blue waters, whilst set back from the beach are all the big hotels and beach bars serving food and cocktails.

The Protaras area is also famous for Scuba diving, the main area, Green Bay, hosts thousands of Divers every year at both beginner and expert level. There is a fabulous walkway along the coast from Fig Tree bay to Pernera and you can find families walking between bars and restaurants and enjoying the views.

## ABOUT THE FAMAGUSTA REGION

Whether you are planning to visit the Famagusta region of the Republic of Cyprus for the first time or you are already in love with the area, there is something here for everyone.

The area is not known as the 'Jewel of the Eastern Mediterranean' for nothing! From the stunning cliffs of Cavo Greko (the most Easterly point of Europe) to quaint inland villages, to the 44 (yes 44!) white sandy Blue Flag beaches, the area holds something for every palette. We have beautiful nature trails, water sports galore, amazing fresh cuisine, nightlife, one of the top waterparks in Europe, fishing harbours, a world class Marina and the list goes on and on! You are never far from anywhere in Famagusta, a maximum 15 minute drive to the nearest beach from even the most inland villages.

Thousands of expats of all nationalities have made Cyprus their home over the years due to the warm local welcome, fantastic climate and host of things to do. The bustling cities of Limassol, Larnaca and Nicosia are just over an hour away but here you can enjoy a more relaxed pace of life. Crime rates are amongst the lowest in Europe, English and Russian are widely spoken and there is always time for a chat, a coffee or a glass of wine in the sunshine. We look forward to introducing you to hidden gems of the area on your next visit.

## ISLAND HOMES ESTATE AGENTS

Island Homes have been working with both local and overseas buyers and sellers for over 20 years. We specialise in property sales in the Famagusta region with seaside properties from Protaras to Ayia Napa; major towns including Paralimni and Deryneia and also covering all of the beautiful 'red soil villages' including Xylofagou, Vrysoulles, Frenaros, Avgorou, Dasaki Achna and Sotira.

All of our team live locally and have worked together for many, many years. We are also all immigrants to Cyprus and property owners ourselves so can guarantee that we have lived through the same experiences as that of our clients. We have in-depth knowledge of the area, the facilities, the amenities and, of course, every one of the properties that we advertise for sale.

Prior to advertising we undertake a full due diligence on every home to ensure that we can fully inform our clients about the legal status of each house or apartment.

Our reputation is hugely important to us so, for a truly personal experience, contact us and we will work



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together to find your dream home!

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

## Commun

Chambres:	3
Salle de bains:	3
Pied carré fini:	101 m <sup>2</sup>
Dimesions du lot:	275 m <sup>2</sup>

## Building details

Parking:	Oui
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## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:	<a href="http://www.arkadia.com/BOJJ-T273/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/BOJJ-T273/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	3070
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