



## Excellent 5 Bed House & Self-contained Airbnb unit For Sale in Lania Limassol



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 732,686.16

### Location

Pays:	Chypre
État/Région/Province:	Limassol
Adresse:	Iroon Street
Indicatif régional:	4744
Soumis:	27/05/2025

### Description:

Excellent 5 Bed House & Self-contained Airbnb unit For Sale in Lania Limassol Cyprus

Esales Property ID: es5554624

### Property Location

13 Iroon Street Lania  
Limassol  
4744  
Cyprus

### Property Details

An Exceptional Residence with Income Potential: Your Dream Home in Lania Village



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Nestled amidst the serene, undulating landscapes of Lania Village, a picturesque haven just 25 kilometers from the vibrant city of Limassol along the scenic Troodos road, lies an extraordinary property offering both a luxurious family home and a highly profitable, self-contained Airbnb unit. This unique 5-bedroom detached house, meticulously designed and maintained, presents an unparalleled opportunity for a discerning buyer seeking a tranquil lifestyle combined with a robust income stream.

### A Home Designed for Comfort and Versatility:

This impressive residence boasts a generous covered area of 200 square meters, complemented by an equally expansive 200 square meters of outdoor living space, creating a seamless blend of indoor comfort and al fresco enjoyment. The property features a total of 8 well-proportioned rooms, excluding the bathrooms, providing ample space for family living, entertaining, and work-from-home arrangements.

The main house offers a remarkable five bedrooms, ensuring abundant accommodation for a large family or frequent guests. With four bathrooms in total, three of which are en-suite, privacy and convenience are paramount. Imagine waking up to the gentle sounds of the countryside, stepping onto a private balcony, and taking in the breathtaking mountain views that stretch across your secluded, enclosed garden.

### The Allure of Lania Village:

Lania Village is renowned for its traditional charm, artistic community, and idyllic setting at the foothills of the Troodos Mountains. Its proximity to Limassol offers the best of both worlds: the peace and tranquility of a village escape, coupled with easy access to the city's amenities, including pristine beaches, a bustling marina, fine dining, and cultural attractions. The 25-kilometer drive along the Troodos road is a scenic journey, connecting you effortlessly to urban conveniences while preserving the rural idyll.

### A Lucrative Investment Opportunity: 'The Spidaki Lania'

One of the standout features of this property is its integrated, self-contained Airbnb unit, known as 'The Spidaki Lania,' which is successfully listed on Booking.com. This separate dwelling offers a remarkable income-generating opportunity, consistently achieving an average of €400-€500 per month. This proven track record demonstrates the unit's appeal to short-term renters, making it an attractive proposition for anyone looking to offset mortgage costs or generate significant additional income.

For context, average Airbnb earnings in the wider Limassol area can range from a median of around €1,582 per month for typical properties, with top performers exceeding €3,940. While 'The Spidaki Lania' is a smaller, self-contained unit within a larger property, its consistent performance in the charming village setting indicates strong demand for authentic, tranquil experiences. This additional income stream provides a significant financial advantage, enhancing the overall value proposition of this property.

### Embrace the Outdoors:

Beyond the spacious interiors, the property truly shines with its outdoor amenities. A private swimming pool offers a refreshing oasis during the warm Cypriot summers, perfect for leisurely swims or



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entertaining friends and family. The expansive outdoor area, totalling 200 square meters, is beautifully landscaped, creating a private sanctuary where you can relax, dine al fresco, and soak in the glorious sunshine. The enclosed nature of the property ensures utmost privacy, while the surrounding countryside and distant mountain views provide a stunning backdrop to everyday life.

### Flexible Furnishing Options:

The property is being offered part-furnished, providing flexibility for the discerning buyer. This allows for a smooth transition into your new home while also giving you the freedom to personalize the space with your own taste and style. The specifics of what remains furnished are negotiable and can be discussed based on the buyer's preferences and the final offer.

### Key Features at a Glance:

- \* Location: Lania Village, Troodos road, 25 km from Limassol. A serene village setting with easy access to city amenities.
- \* Bedrooms: 5 (including the self-contained Airbnb unit).
- \* Bathrooms: 4, with 3 en-suites.
- \* Total Rooms: 8 (excluding bathrooms).
- \* Pool: Private.
- \* Property Type: Detached house.
- \* Size: 200 sqm covered area, plus 200 sqm outdoor area.
- \* Views: Enclosed private countryside with magnificent mountain views.
- \* Income Potential: Self-contained Airbnb unit, 'The Spidaki Lania,' generates an average of €400-€500 per month.
- \* Furnishing: Part-furnished, negotiable based on buyer and offer.
- \* Asking Price: €625,000.

### A Lifestyle Awaits:

This property in Lania Village is more than just a house; it's an opportunity to embrace a coveted Cypriot lifestyle. Imagine enjoying quiet mornings with a cup of coffee on your terrace, followed by a refreshing dip in your private pool. In the evenings, you can host gatherings with loved ones, enjoying the tranquil ambiance and stunning sunsets over the mountains. The charming village of Lania offers a sense of community, with local tavernas, craft shops, and a welcoming atmosphere.

Furthermore, the proximity to Limassol means you are never far from the conveniences and excitement of a major city. From world-class dining to vibrant nightlife, beautiful beaches, and a thriving business hub, Limassol provides all the modern amenities you could desire, while your Lania retreat offers a peaceful escape.

### Investment Value:

The real estate market in the Limassol district, including charming villages like Lania, has shown resilience and growth. Properties offering both residential comfort and income-generating potential, such



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as this one with its established Airbnb unit, are particularly attractive. The current asking price of €625,000 represents excellent value for a property of this size, with these amenities, and in such a desirable location, especially considering the added benefit of consistent rental income.

To truly appreciate the unique charm and extensive features of this property, it is highly recommended to view it in person. To facilitate your interest, please provide your email address, and I will be delighted to send you a comprehensive collection of photos of the property or a direct link to its online listing where you can download the images. We understand that visual information is crucial in making an informed decision, and we are committed to providing you with all the details you need.

Don't miss this exceptional opportunity to own a beautiful home with a proven income stream in one of Cyprus's most enchanting villages. This 5-bedroom house with a private pool and a successful Airbnb unit in Lania Village is a rare find, offering the perfect blend of luxury, tranquility, and financial reward. Contact us today to learn more and arrange your viewing.

## ABOUT THE AREA

Nestled amidst the verdant foothills of the Troodos Mountains, approximately 25 kilometers north of Limassol, lies the charming village of Lania. This picturesque settlement, also known as Laneia, is a quintessential example of traditional Cypriot life, where time seems to slow down. Characterized by its quaint, cobbled streets, houses adorned with vibrant bougainvillea, and a strong sense of community, Lania offers a tranquil escape from the bustling pace of city life. The village's rich history is evident in its well-preserved architecture, including the impressive Panagia Chrysolanitissa church with its ancient icon, and its traditional wine presses, testaments to its deep roots in viticulture.

Lania's allure extends beyond its aesthetic beauty; it is deeply entwined with Cyprus's winemaking heritage. According to local lore, the village derives its name from Lana, the daughter of Dionysus, the ancient Greek god of wine and pleasure, a clear indication of its long-standing connection to viticulture. Lania is one of the designated villages in the Commandaria region, famed for producing the world's oldest named wine still in production. Visitors can explore local wineries, sample the unique sweet Commandaria wine, and discover museums dedicated to the traditional wine and olive oil production processes, offering a fascinating glimpse into the village's agricultural past and present.

Despite its serene rural setting, Lania benefits from excellent connectivity to the wider island. Its location on the main Limassol to Troodos road makes it easily accessible, allowing residents and visitors to enjoy the peace of the countryside without being isolated. Limassol, Cyprus's second-largest city and a major economic and cultural hub, is just a short drive away, providing access to a comprehensive range of amenities, including shopping centers, fine dining, cultural attractions, and a vibrant nightlife, as well as beautiful beaches and a bustling marina.

For international travelers, Lania is conveniently located between Cyprus's two main international airports. Paphos International Airport (PFO) is the closest, situated approximately 41 kilometers to the west. Larnaca International Airport (LCA), the island's largest airport, is located about 63 kilometers to the east. Both airports offer regular flights to and from a wide range of European and international destinations, ensuring easy access to this enchanting Cypriot village for residents and tourists alike. The



relatively short and scenic drives from either airport make Lania an ideal and accessible destination for those seeking a blend of traditional charm, natural beauty, and modern convenience.

## MAiN FEATURES:

- \* 200m<sup>2</sup> of living space
- \* 400m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 4 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Communal Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Cyprus
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Commun

Chambres:	5
Salle de bains:	4
Pied carré fini:	200 m <sup>2</sup>

### Rental details

Furnished:	Oui
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.980.130
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