

## 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:	EUR 6,500,000

#### Location

Pays:	Chypre
État/Région/Province:	Famagouste
Ville:	Famagouste
Soumis:	25/06/2024

#### Description:

Prestigious commercial property including 11 apartments and 10 shop units and large underground parking in Paralimni - PAR170

This property sits on a 5 way roundabout close with easy connections to Paralimni and Deryneia centre. The premises already has established shops and businesses with a 6% rental guarantee for 3 years.

Built to high specifications, there is a 2064m2 basement, 760m2 ground floor, 447m2 mezzanine apartments, 611m2 first floor apartments and 577m2 first floor offices, all built over 2 plots of land totalling 4775m2.

Available for sale as one whole unit or can be broken down and sold as packages of 2 shop units and 2 apartments.

Call today for further details.

#### PARALIMNI

The name 'Paralimni' means by the lake and is the site of a 15th century settlement. The lake is part of the Natura 2000 natura network due to the large number of migrating birds and flamingos that can often be found during the wetter months. Paralimni is the administrative centre of the Famagusta region and a bustling town full of history and interesting twisty streets. There are a wealth of independent shops, cafes



and delicious eateries in the town and you can easily while away a few hours drinking coffee and watching the world go by.

The main square hosts many events through the year including the annual Carnival. This is a huge, fun affair 6 weeks before Orthodox Easter. Most of the local population can be found celebrating during Carnival week and the finale boasts a procession that takes over three hours to pass through the centre. In December, there is a 'winter wonderland' with rides, ice skating and stalls to drink hot wine and buy Christmas goodies.

## 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 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.

## Utilities

Electric: Unknown

Gas: Unknown

Water: Unknown

Sewerage: Unknown

Broadband: Unknown

Telephone: Unknown

## Other Items

Heating: Not Specified

Garden/Outside Space: No

Parking: No

Garage: No

## Commun

Salle de bains:	1
Pied carré fini:	2008 m <sup>2</sup>
Dimesions du lot:	4775 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-T328/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/BOJJ-T328/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	3327
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# IMLIX

**Marché immobilier IMLIX**

<https://www.imlix.com/fr/>

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