



## listing



## Информация об агенте

|                    |  |
|--------------------|--|
| Название:          | ArKadia  |
| Название компании: |  |
| Страна:            | Великобритания   |
| Телефон:           |  |
| Languages:         | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

## Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 147,429.88 |

## Местоположение

|            |             |
|------------|-------------|
| Страна:    | Кипр        |
| Область:   | Ammochostos |
| Город:     | Фамагуста   |
| Добавлено: | 27.01.2021  |

Описание:

Quarter share of a large plot in in Deryneia Industrial Area - LDER135

This 1388m2 plot is in the thriving Deryneia Industrial zone. This plot has a build density of 90% and coverage 50%.

A great investment, the land has water and electricity provision. The location offers road access and this plot is in a prime location with lots of passing traffic on the Industrial estate.

Price advertised is EXCLUDING VAT. If applicable VAT may be charged at 19% of the advertised price.

## DERYNEIA

Deryneia is the second largest town in Famagusta, now linked with the main town of Paralimni. Although very close to Paralimni it has a very different identity and unique charm. Typically residents work in agriculture, crafts and farming or in the hospitality industry. Deryneia is probably most famous for Strawberries, and produces over 60% of the total production on the Island. The strawberry festival, held every 2 years, is probably the most well known and brings thousands of visitors from the surrounding areas to sample the local delights and join in with the traditional dancing.

The Cultural Centre is a must see for tourists and locals alike as it tells the story of the history of the area



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and overlooks the Ghost town of Famagusta in Northern Cyprus. Deryneia is also a gateway to the occupied areas in the North and just a 10 minute drive to Famagusta town.

## 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.



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## 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

## Общие

Готовые кв.м.: 1388 кв м

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/BOJJ-T190/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BOJJ-T190/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2349

