

3500m² Building for Sale in Strovolos, Paphos District

A unique, redesigned hotel after undergoing complete renovation and upgrading to a very high standard.

Perched on a hill in a place of extreme natural beauty, it commands spectacular views of the sea. The Hotel is a refuge from noisy cities and mass tourism and yet, it is only 10 minutes from the nearest beautiful beaches. Numerous places of interest, such as historical attractions, monasteries, fishing villages, unspoilt natural countryside, lovely beaches, watersports, golf course, the Paphos town and the Paphos airport are easily accessible.

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Property Info

Covered Area **3500**

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **C2031**
 Property type **Building**
 View **Sea view**

Amenities

- Garden

Location

Location: Strovolos Region: **Paphos**

Price: €8 900 000 + VAT

VAT for this property is **€1,637,600** or **€1,691,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	~€352 600.00	Common expenses	None
		Price per SQM	€2 543.00/m²		

Representative: La Maison Estates

Registration number	770	Email	info@laison.cy
License number	400/E	Legal name	N/A
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Price change history

€8 900 000 on Jun 13, 2024

€4 000 000 on Jun 25, 2024

€8 900 000 on Jun 26, 2024







Construction Quality

The hotel has been fully renovated using high quality and energy efficient materials.

Plot Area

The hotel is built on owned land of approximately 5.600 sqm.

Buildable Area

The covered areas currently amount to 3.500 sqm. The building coefficient of the plot is 60% + 20% (possibility for an additional 20% to be granted for future expansion). The company has filed for permission of expanding the hotel by approximately 700 sqm, which will enable the construction of an extra floor, adding 10 luxury suites to the hotel.

Layout - rooms

There are currently a total of 48 rooms. The hotel offers 3 Executive Suites (40 sqm each), 11 Family suites (40 sqm each), 1 Honeymoon Suite (54 sqm) and 1 Presidential Suite (54 sqm) with beautiful views to the sea and surrounding area. The Hotel also offers 16 classic rooms (22 sqm each) and 12 junior suites (30 sqm each) with village view and 4 classic rooms (22 sqm each) near the pool with views to the sea for our guests with special abilities. All the rooms are exclusive, contemporary and finished to a notably high standard. In every room, you will find complimentary toiletries, wall-mounted 32" flat television, cable TV, air-conditioning, Wi-Fi access, hair dryer, coffee and tea-making facilities and a safe box.

Layout – common areas

The hotel's facilities include a spacious lobby, lounge, restaurant, cafeteria, piano bar, fitness center, a 35-meter length swimming pool for adults and children. The stunning panoramic views of the area can be enjoyed from the outdoor terrace.

In addition, the hotel has a fully-equipped 200- sqm conference room, which is also being used as a functions room.