



**DELFI**  
PROPERTIES

## Hotel And 3 Plots In Nicosia Old Town

Nicosia Municipality, Nicosia, Cyprus Provinces

**Hotel**  
**€3,520,000**

\* Not Subject to VAT

**DP-CY14558/G\_2297**

## Description

The property consists of a two-star hotel and three adjacent plots in Nicosia Old Town. The plots concern two commercial plots and one residential. They have a total land area of 717sqm and are located 150m from Eleftheria's Square and 70m from Solomou Square. The three plots can be used as parking lots for the hotel. The location of the property is one of the most tourist areas of Cyprus which consists of restaurants, shops, and hotels. The hotel has good external appearance, physical condition, and maintenance. It has a land area of 777sqm. It has a total capacity of 33 rooms and consists of 4 floors (a ground floor and 3 floors above), plus 2 basement levels. The hotel has an internal covered area of 1,340sqm, 92sqm of covered verandas, 1,243sqm of basements and 100sqm of bar situated in its southern part. The ground floor consists of the reception area, a sitting area, 2 office rooms, a restaurant with a bar, and a kitchen. The 33 rooms are situated on the floors above. On each floor, there is a special room for persons with disabilities. The outdoor areas consist of a guest dining area, a swimming pool, outdoor showers, a bar, and a storage area. Also, there is a separate bar which consists of a single dining area with a bar, guest and staff toilets and a storage room. Basement level 1 consists of a gym, toilets, changing rooms, storage rooms, office, E.A.C. substation, and staff room. Basement level 2 consists of 20 covered parking spaces and a storage room.

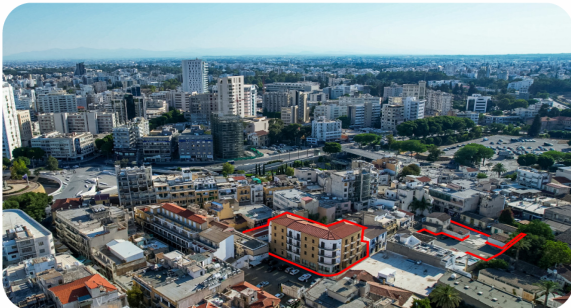
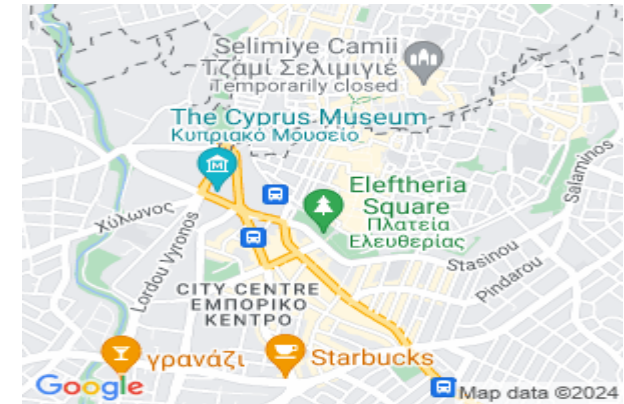
 Internal Area 1,340m<sup>2</sup>

 Floor: N/A

 Covered Verandas: 92 m<sup>2</sup>

 Furnished: No

 Energy Class: C



Property Details

Air Conditioning	Yes	Guestroom	-	Spa	-
Alarm System	-	Basement	-	Solar Heater	-
Ensuite Toilet	-	Dining Room	Yes	Photovoltaic System	-
Jacuzzi	-	Barbeque Area	-	Garden	-
Central Heating	-	Showroom	-	Near Beach	-
Fireplace	-	Raised Floor	-	Near Public Park	Yes
Barbeque Area	-	Storage room	-	City View	Yes
Swimming Pool	Yes	Shower	-	Countryside	-
Double Glaze Windows	-	Gym	Yes		
Roof Garden	-	Kitchen	Yes		

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