



## listing



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 3,789,406.96

### Elhelyezkedés

Ország:	Cyprus
Állam/Régió/Tartomány:	Ammochostos
Város:	Famagusta
Feladta:	2021. 01. 27.

### Leírás:

Unique 20 bedroom, 19 bathroom Mansion house with potential for Residential home, Private Clinic or B&B in Deryneia - ZMD101.

Set in a quiet location with views across the surrounding countryside and Paralimni lake this vast property should be viewed to be fully appreciated.

The property occupies 3 floors of living accommodation including 20 bedrooms and 19 bathrooms plus 2 separate wc's. The lower ground level has natural light throughout and ramp access from street level as well as internal stairs. There is a jacuzzi room and large dining area with fireplace for guests or residents. All rooms access en suite shower/wetrooms and there are 2 large bathrooms with centred jacuzzi bath, bidet, wc and separate shower. The ground floor has a reception area, bedrooms, seating areas and a games room.

The first floor would make a great family or staff home as there are 4 bedrooms/suites, a large living area, kitchen and 2 huge balconies, one with open stairs to the full floor size roof terrace.

There are many extra features including a lift shaft, parking areas, fire escapes and there is room to add a swimming pool.

The potential income stream from a business run from the premises exceeds 5%.

Viewings by appointment.



## 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 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.



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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

## Gyakori

Hálósobák: 20

Fürdőszobák: 1

Kész négyzetméter: 676 nm

Telekméret: 1911 nm

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/BOJJ-T497/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BOJJ-T497/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 3872



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

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