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**For sale business of 1340 sq**

*Cyprus, Nicosia*

<b>Price:</b>	<b>€ 3 520 000</b>
<b>Object type</b>	Commerce property
<b>Land area</b>	1494 m2
<b>Area</b>	1340 m2
<b>Category</b>	For sale



For sale business of 1340 sq.meters in Nicosia. Royiatiko hotel and 3 plots in Nicosia Old Town. The property consists of a two-star hotel and three adjacent plots in Nicosia Old Town (Tampakchane quarter). 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 hotel is known as "Royiatiko" and is located in Trypiotis area. It is situated on the corner of Apollonos Street within the walled city of Nicosia, 60m from Ledras Street. 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. The hotel falls within the planning zone EZ-EN. The plot with parcel number 96 falls within the residential zone KA-A. The plot with parcel number 163 falls within the commercial zone EZ-EN. The plot with parcel number 94 falls within the residential zone KA-A (30%) and within the commercial zone EZ-EN (70%).

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