REGATTA
THE REAL ESTATE COMPANY
SINCE 1993

eRGT41988
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Cipru

CARACTERISTICS

- **AREA**: Cipru
- **Usable surface**: 450 sqm
- **Land Surface**: 4500 sqm









DESCRIPTION

Located in one of Cyprus's most dynamic and prestigious coastal regions, this exceptional property combines a luxurious lifestyle with an attractive income-generating investment.

Prime Location

Surrounded by luxury resorts, private beaches, and entertainment venues
Only 10 minutes from the renowned Korineum Golf & Beach Resort
A destination defined by exclusivity, leisure, and continuous growth;
Set on an impressive 4,500 sqm plot, this outstanding estate offers privacy, scale, and breathtaking panoramic sea views.

Key Features:

450 sqm main villa
Sea views from every room
8 elegant guest studios and apartments
Independent guest pavilion with wellness facilities

A High-Potential Coastal Destination

Situated on the unspoiled northern coastline of Cyprus, the property enjoys a privileged position within one of the island's most exclusive and rapidly developing areas.

Location Highlights:

Mediterranean climate with over 300 sunny days per year
Crystal-clear waters and pristine coastline
Low-density development and preserved natural surroundings
Growing demand for luxury tourism and private holiday rentals

Comfort, Privacy & Wellness
Elevated position with uninterrupted sea views
Walking distance to the beach (600-700 meters)
Separate access for owners and guests
Private wellness area featuring:
Sauna
Fitness space
A seamless blend of comfort, privacy, and functionality
Income-Generating Investment
A rare opportunity to enjoy a luxury residence while benefiting from immediate rental income.
Current revenue streams:
€4,650/month from long-term rentals
Premium short-term rental income:
Pavilion: €150/night
Private studio: €90/night
Stable returns with strong seasonal upside potential.
A rare coastal estate
Offering the perfect combination of: privacy, prestige, immediate income;
An exceptional retreat. A smart investment. A unique opportunity in Cyprus.

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep